

386/2531

पावती

Original/Duplicate

Friday, February 02, 2024

नोंदणी क्र.: 39म

12:50 PM

Regn.: 39M

पावती क्र.: 2656 दिनांक: 02/02/2024

गावाचे नाव: सायबदे

दस्तावेजाचा अनुक्रमांक: हवल18-2531-2024

दस्तावेजाचा प्रकार: विकसनकारनामा

सादर करणाऱ्याचे नाव: मे निर्माण मेडोज एल एल पी ठफे भागीदार श्री सुनिल रामेश्वरदास अगरवाल -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

आपणाम मुळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
1:09 PM ह्या वेळी मिळेल.

सह दुय्यम निबंधक, हवेली-18

वाजार मूल्य: रु. 64968800/-

मोबदला रु. 224166000/-

भरलेले मुद्रांक शुल्क: रु. 11208300/-

प्रसह-दुय्यम निबंधक
हवेली क्र. १८ (वर्ग २) पुणे

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: 0224013820448 दिनांक: 02/02/2024

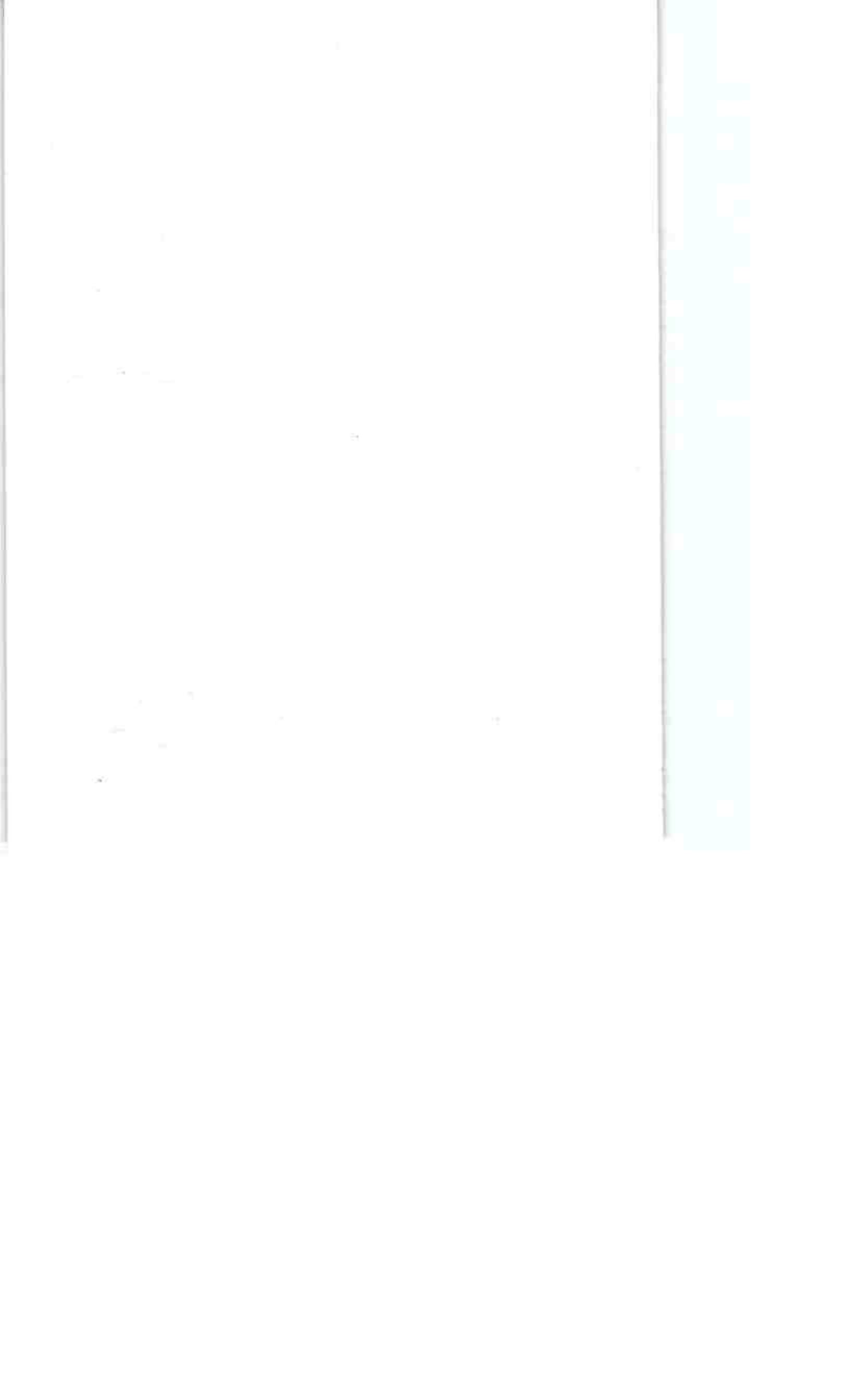
वॅकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: MH014918464202324E दिनांक: 02/02/2024

वॅकचे नाव व पत्ता:

मुळ दस्त परत निळवा





05/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 18

दस्त क्रमांक : 2531/2024

नोदणी :

Regn.63m

गावाचे नाव : ताथवडे

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	224166000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	64968800
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: चिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे ताथवडे येथील सर्व्हे नं. 140 हि नं. 1/1 यांसी क्षेत्र 00 हे 12.33 आर पोटखराब्यासहीत क्षेत्र 00 रु. 50 पैसे व सर्व्हे नं. 140 हि नं. 1/2 एकुण क्षेत्र 00 हे 26 आर पोटखराब्यासहीत यांसी आकार 0 रु. 50 पैसे हि मिळकत (अभिनिर्णय केस क्र. 55/2024) (Survey Number : 140/1/1 ;)
(5) क्षेत्रफळ	1) 0.3833 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री संदीप साहेबराव पवार - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा सोमेश्वर निवास ताथवडे पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-ATBPP1318G 2): नाव:- श्री संजय मुरालाल डांगलीया - वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा 401 जेमीनी रिव्हर फ्रंट औद्य पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:-ADKPD3064E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे निर्माण मेडोज एल एल पी तर्फे भागीदार श्री सुनिल रामेश्वरदास अगरवाल - वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा बाणेर पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-AAVFN4981C 2): नाव:- मे निर्माण मेडोज एल एल पी तर्फे भागीदार श्री सुषण राजीव अगरवाल - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा बाणेर पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-AAVFN4981C
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2531/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	11208300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत केस क्र. 55/2024

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



प्रसह-दुय्यम निबंधक
हवेली क्र. १८ (वर्ग २) पुणे



GRN	MH014918464202324E	BARCODE	01/02/2024-18:53:49		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Registration Fee Ordinary Collections IGR		TAX ID / TAN (If Any)		
			PAN No.(If Applicable)	AAVFN4981C	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	Ms NIRMAN MEADOWS LLP	
Location	PUNE				
Year	2023-2024 One Time		Flat/Block No.	SURVEY No. 140 - HISSA No. 1/1 And HISSA No.	

Account Head Details		Amount In Rs.			
0030063301 Amount of Tax		30000.00	Road/Street	TATHAWADE	
			Area/Locality	MULSHI PUNE	
			Town/City/District		
			PIN		4 1 1 0 3 3
			Remarks (If Any)		
			PAN2=ATBPP131&G-SecondPartyName=Mr SANDEEP SAHEBRAO		
			PAWAR And Others~		
			Amount In	Thirty Thousand Rupees Only	
Total		30,000.00	Words		

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	02300042024020168445	240329847041
Cheque/DD No.		Bank Date	RBI Date	01/02/2024-18:56:12	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Department ID : Mobile No. : 9089727727
 NOTE:- This challan is valid for document to be registered in Sub-Register Office only. Not valid for registered document.
 तहसिल चटान केवल दुरयम निवाशक कार्यालयात नोंदणी करून घ्यावी. हे दस्तावेज केवळ उप-नोंदणी कार्यालयात नोंदणी केले जाऊ शकते. नोंदणी केलेल्या दस्तावेजावर तहसिल चटान लागू नाही.

NOTICE: This challan is valid till document is deposited with the court. नोटिस: यह चटान तब तक वैध रहेगा जब तक कि दस्तावेज न्यायालय में जमा न किया जाय।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-386-2531	0307577600202324	02/02/2024-12:49:59	IGR025	30000.00

Total Defacement Amount	30,000.00
-------------------------	-----------



हवेल-१८		
2439	2	3L
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH014452358202324E	BARCODE	24/01/2024-13:29:09	Date	24/01/2024-13:29:09	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM		TAX ID / TAN (If Any)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		PAN No.(If Applicable)	AAVFN4961C		
Location	PUNE		Full Name	Me NIRMAL MEADOWS LLP		
Year	2023-2024 One Time		Flat/Block No.	SURVEY No 140 - HISSA No 1/1 And HISSA No.		
			Premises/Building	1/2		

Account Head Details	Amount In Rs.		
0030051701 Amount of Tax	11208300.00	Road/Street	TATHAWADE
		Area/Locality	MULSHI PUNE
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	ADJUDICATION CASE No. 55/2024
		Amount in Words	One Crore Twelve Lakh Eight Thousand Three Hundred Rupees Only
Total	1,12,08,300.00		
Payment Details		FOR USE IN RECEIVING BANK	
BANK OF MAHARASHTRA		Bank CIN	Ref. No.
Cheque-DD Details		02300042024012447292	240248493607
Cheque/DD No.		Bank Date	RBI Date
Name of Bank		24/01/2024-13:31:02	Not Verified with RBI
Name of Branch		Bank-Branch	BANK OF MAHARASHTRA
		Scroll No.	Date
		40125	25/01/2024

Department ID :
NOTE:- This challan is valid for document to be registered in Registrar office only. Not valid for registration of document.
संदर्भ चालन केवल दस्तावेज पंजीकरण के लिए ही वैध है। यह दस्तावेज पंजीकरण के लिए ही वैध है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1		0007664316202324	25/01/2024-15:52:29	11208300.00



Received Adjudication Fee of Rs. 100/- vide e-Challan GRN No. MH013863700202324P Dated 12-01-2024.

Collector of Stamps
Pune City

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Pune City



Place: Pune City

Date: 25/01/2024

Collector of Stamps
Pune City

Office of the Collector of Stamp, Pune City
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

2439

✓

35

Case No. Adj/IGR002/55/2024

Certificate Number: CER-PUN-ADJ-IGR002-55-2024

Market Value/Value (if any): Rs. 64968800

Consideration Amount (if any): Rs. 224166000

Received from Ms NIRMAN MEADOWS LLP Residing at 902 AMAR BUSINESS ZONE BANER PUNE 411045. Stamp duty of Rs. 11208300/- (Rs. One Crore Twelve Lakh Eight Thousand Three Hundred only). Vide e-Challan GRN No MH014452358202324E Dated :- 24-1-2024 The defacement number is 0007664316202324.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of Rs. 11208300/- (Rs. One Crore Twelve Lakh Eight Thousand Three Hundred only) with which this instrument is chargeable under Article 5-Agreement or its records or Memorandum Of Agreement of Schedule I of the said Act, has been paid.

5 g-a With 25 b

This Certificate is subject to the provisions of section 53(A) of the said Act.



3/22

GRN : MH014452358202324E Amount : 1,12,08,300.00

Bank : BANK OF MAHARASHTRA

Date : 24/01/2024-13:29:09

Total Defacement Amount	1,12,08,300.00
-------------------------	----------------



हवल-१८		
२४३१	५	३८
२०२४		



हवेल-१८		
२४३९	६	३८
२०२४		





हवल-१८		
२४३९	६०	३८
२०२४		

५/३३

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** is made at Pune this 2nd day of February in the Christian Year Two Thousand and Twenty-Four

BY AND BETWEEN

1) Mr. Sandeep Sahebrao Pawar

Age: 43 years, Occupation: Business

Address: Someshwar Niwas, S.No. 140/1, Tathwade,
Pune- 411033

Aadhar No. 260487926655

PAN No. ATBPP1318G

[Signature]
[Signature]

2) Mr. Sanjay Bhuralal Dagliya

Age: 61 years, Occupation: Business

Address: 401, Gemini River front, Aundh
Pune-411007

Aadhar No. 924342477579

PAN No. ADKPD3064E



Hereinafter jointly and collectively referred to as "**the Owners**" and individually by their Serial Number

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, representatives, agents, assigns etc.) **..PARTY OF THE FIRST PART**

AND

M/s. Nirman Meadows LLP

PAN No- AAVFN4981C

A Limited Liability Partnership

Incorporated under the provisions of
The LLP Act, 2008.

Having its registered office:

Amar Business Zone, B wing, Office No. 902,



हवल-१८		
२५३९	✓	३८
२०२४		

Through its designated Partners,

i. **Mr. Sunil Rameshwardas Agarwal**

Age: 57 years, Occupation: Business,

ii. **Mr. Bhushan Rajiv Agarwal**

Age: 37 years, Occupation: Business,

Hereinafter referred to as "**the Developer**"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the firm, its Partners, their heirs, executors, administrators, representatives, agents, assigns etc.) ...**PARTY OF THE SECOND**

PART

Flow of Title:

WHEREAS Land S. No. 140/1/1 (more particularly described in Schedule-A hereunder) was earlier owned by Mrs. Bebi Damodar Bodake and Mrs. Rakhmabai Dnyanoba Pawar. Their names were appearing on 7/12 extract of the said land as owners thereof.

AND WHEREAS said Mrs. Bebi Damodar Bodake and Mrs. Rakhmabai Dnyanoba Pawar sold, transferred, assigned all their right, title and interest in the said land to the Owner No. 1 herein Mr. Sandeep Sahebrao Pawar by accepting entire agreed consideration vide Sale Deed dated 31/05/0011 registered in the office of Sub Registrar, Mulshi (Paud) at Sr. No. 5272/2011. Possession of the said land was also handed over to the Owner No. 1 by Mrs. Bebi Damodar Bodake and Mrs. Rakhmabai Dnyanoba Pawar. The name of Owner No. 1 was recorded on the 7/12 extract of the said land vide Mutation Entry No 5522. Thus the Owner No. 1 Mr. Sandeep Sahebrao Pawar became the sole and absolute owner and possessor of land S. No. 140/1/1 and he is solely entitled to the same. The said part of the land of the Owner No. 1 is more particularly described in schedule-A given hereunder.

AND WHEREAS Land S. No. 140/1/2 (more particularly described in Schedule-B hereunder) was earlier owned by Mr. Laxman Namdeo Pawar. His name was appearing on 7/12 extract of the said land as owner thereof.



हवल-१८		
२४३९	८	३८
२०२४		

७/३३

AND WHEREAS thereafter said Lakman Namdeo Pawar sold, transferred, assigned all his right, title and interest in the said land to the Owner No. 2 herein Mr. Sanjay Bhuralal Dagliya by accepting entire agreed consideration vide Sale Deed dated 24/12/2002 registered in the office of Sub Registrar, Mulshi (Paud) at Sr. No. 6869/2002. Possession of the said land was also handed over to the Owner No. 2 by said Laxman Namdeo Pawar. His name was recorded on the 7/12 extract of the said land vide Mutation Entry No. 3583. Thus the Owner No. 2 Mr. Sanjay Bhuralal Dagliya became the sole and absolute owner and possessor of land S. No. 140/1/2 and he is solely entitled to the same. The said part of the land of the Owner No. 2 is more particularly described in schedule-B given hereunder.

AND WHEREAS the lands described in Schedule-A and B given hereunder are jointly referred to and called as "the said lands".

AND WHEREAS the said lands are falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force;

AND WHEREAS the provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Lands;

AND WHEREAS the party of the second part is engaged in the business of Development and Construction and offered to acquire the development rights in respect of the said lands from the Owners.

AND WHEREAS, pursuant to discussions by and between the parties hereto, it has been agreed that the Owners shall grant to/in favor of the Developer and the Developer shall acquire from the Owners free from all encumbrances, charges, doubts or claims the rights of development of the said Lands for construction of Buildings containing Commercial Premises / Residential Flats and for sale of such Commercial Premises / Residential Flats to prospective purchasers thereof under the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Rules made thereunder.

AND WHEREAS the Developer has disclosed to the Owners their intention to amalgamate both the said lands and evolve a project thereon (hereinafter referred to as the "project" or "said project"). The Owners hereby irrevocably consent to the same. The Owners agrees to receive agreed consideration in the form of constructed area out of the project to be evolved on both the said lands as mentioned hereunder. (It is made



हवल-१८		
2439	90	35
2028		

used that in case any more adjacent land is amalgamated, the same is not included in the definition of 'said project' for the purposes of this agreement.)

AND WHEREAS the parties hereto are entering into these presents with a view to reduce in writing and record the terms and conditions of such agreement arrived by and between themselves;

NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -

- 1) The Owners hereby grant in favor of the Developer and the Developer hereby acquires from the Owners, the rights of development of their respective lands more particularly described in the Schedule-A and B hereunder free from all encumbrances, charges, doubts or claims, for construction of Buildings containing Commercial Premises / Residential Flats and for the sale of such Commercial Premises / Residential Flats to prospective purchasers thereof under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and, in consideration thereof, the Owners are entitled to receive constructed area (as defined below) of the Commercial and the Residential Flats in the Project to be constructed on both the said lands.
- 2) It is hereby clarified and declared that the parties hereto are dealing with each other on a "Principal to Principal" basis and that they are not Agents of each other in any matter pertaining to the development of the said Lands and implementation of the said Project thereon.
- 3) The Responsibilities/Obligations of each of the Owners vis-à-vis the Developer under the terms hereof shall be as follows:
 - (i) To deduce, derive and perfect absolute title to their respective lands and ensure the same to be free, clear, marketable, free from all encumbrances, charges, doubts or claims and the Owners shall get in all outstanding estates, if any, in respect thereof at their own costs during the subsistence of the said Project on the said Lands. As part of such investigation of title, the Developer had issued separate notices published in the daily newspaper "Sakal" on 11/06/2023. With respect to land described in Schedule-A hereunder, an objection was received



हवल-१८		
२४३१	११	३८
२०२४		

e/33

from Gopal Shankar Dagade and Manoj Shivram Dagade through Adv. D.S. Lokhande. The Owner No. 1 has represented the Developer that the said objection is false, mala fide and without any merit and there is no hurdle in developing the land. The Owner No. 1 confirms that there is no legal and valid document in favor of the said objectionists with respect to land described in Schedule-A or any part thereof. The Owner hereby confirms that in case any dispute arises or any hurdle is caused in development of the said land because of the said objectionists or any person claiming through or under them, he shall be solely liable and responsible to clear the same forthwith at his own cost. The Owner No. 1 shall indemnify and keep indemnified, saved, defended and harmless the Developer and its successors-in-interest and assigns from or against any loss or damage suffered or incurred by them or any of them as a result of any defect in the title/beneficial title of the Owner No. 1 to his Land or part thereof including the said objection. Relying on said representations of the Owner No. 1, the Developer has agreed to enter into these presents. Besides the said objection, no other objection was received.



(ii) With respect to land described in Schedule-B hereunder, an objection was received by Mr. Mahadu Laxman Pawar and others through Advocate Nandkumar Shinde intimating about pending Spl. Civil Suit No. 1425/2017 filed by them against the owner. The Owner No. 2 has represented the Developer that the said suit and objection are false, mala fide and without any merit and there is no hurdle in developing the said land. The Owner No. 2 hereby confirms that he shall be solely liable and responsible to clear the said litigation at his own cost within a period of 6 months from the execution of these presents. The Owner No. 2 shall indemnify and keep indemnified, saved, defended and harmless the Developer and its successors-in-interest and assigns from or against any loss or damage suffered or incurred by them or any of them as a result of any defect in the title/beneficial title of the Owner No. 2 to his Land or part thereof including the said litigation. Relying on said representations of the Owner No. 2, the Developer has agreed to enter into these presents. Besides the said objection, no other objection was received.



हवेली-१८		
२४३७	७७	३८
२०२४		

to bear/pay damages or compensation in the event of any claims by any prospective purchaser or other person due to any defect in their respective title to their land. All such claims and damages shall be borne exclusively by the Owners out of their share and the Developer shall not be liable and responsible thereof.

- (iv) To bear and pay all outgoing in respect of their respective lands such as Land Revenue and other rates, cesses and taxes till the date of execution hereof.
- (v) To make available and provide the clean and clear plots of land entrusted for development and remove all encroachments etc if any.
- (vi) To procure TDR, Road FSI, Paid FSI, Premium FSI, Ancillary FSI etc. from the competent authority for the development of the said lands at their own cost within 15 days from demand raised by the Developer. If for any reason whatsoever, any Owner fails to procure the same, the Developer will be entitled to procure the TDR, Road FSI, Paid FSI, Premium FSI, Ancillary FSI etc. from the competent authority at their own cost. In that case the Developer will be entitled to sell the proportionate flats of that Owner and recover the said amount.
- (vii) To collect an amount of Rs. 1,50,000/- from each of the prospective customer of the flats allotted to the Owners being the charges towards:
 - a) Infrastructure development charges such as for podium, basement, open space.
 - b) Electricity Deposits & MSEB Charges
 - c) Society formation charges
 - d) Maintenance deposits & Advance Maintenance Charges
 - e) Club House Deposits
 - f) Stamp duty, registration charges, taxes, if any payable to the Government authorities.

The amount so received shall be paid by the Owners to the Developer within 7 days from the date of receipt of the amount from the customer. If customers fail to pay the same to the owners or any of the owner retain the said flat for themselves, he/they



हवल-१८		
२४३१	१३	३८
२०२४		

११/३२

shall pay the same to the developer before receiving possession from the developer.

- (viii) To pay and tender GST as per law and rules made thereunder as and when required to be paid on their respective share of units. In case any Owner fails to pay and tender the taxes including GST, he shall be liable to indemnify the Developer from the payment thereof including the interest, penalty etc. if recovered/recoverable by the concerned Department from the Developer.
- (ix) To indemnify the Developer and its successors-in-interest and assigns from all the losses, expenses, costs, damages etc paid, incurred, suffered or sustained by the Developer due to any act, omission, neglect of the Owners or in case of any defect in title of the Owners and also in case of delay in performance or non-performance by the Owners of their obligations under the terms hereof.
- (x) To take consent of the Developer before selling/transferring the units to be allotted to the Owners.
- (xi) To bear the charges/commission of Channel Partner or marketing agency with respect to sale of units to be allotted to the Owners.
- (xii) To handover all original documents related to the said lands to the Developer.

All the above obligations shall be performed by the Owners at their own costs.

4) The Owners hereby declare and confirm as follows:

- (a) that their title to their respective Land is free, clear and marketable and that there are no outstanding encumbrances, mortgages, charges, doubts or claims on or in respect thereof or any part or portion thereof except as hereinabove stated.
- (b) That they have not entered into any agreement with respect to their respective Land like agreement for sale or development etc. with any other



हवेल-१८		
2439	78	35
२०२४		

person or party thereby prejudicing the rights of the developer under these presents.

- (c) That they have not done, executed or performed any act, deed, matter or thing whereby or by means whereof they are prevented from entering into these presents or whereby the said Lands is encumbered or prejudicially affected in title.
- (d) That there is reservation of road widening of 18 mtrs and/or 24 mtrs on the said lands. The Owners hereby declare that the Developer shall handover the said area under reservation to the Competent Authority and shall be entitled to utilize the FSI, TDR in lieu thereof. Apart from the said reservation, the Owners have not received any notice of acquisition or requisition in respect of the said Lands or any part thereof from any Government or Public Body or Authority under any Statute, Rule, Regulation or other Enactment of the Central or State Government.
- (e) That no person/ party holds any lease or tenancy in respect of the said Lands and they undertake not to be party to any act, deed, matter or thing whereby any such lease or tenancy is created or may come into effect.
- (f) There is encroachment on portion of land described in Schedule B. The Owners have assured the Developer that they shall remove the said encroachment at their own cost and consequences within 1 month from registration of these presents. The Owners shall indemnify the Developer in case any loss is caused to them due to the said encroachment. The Developer shall be entitled to develop the said lands only after removal of the said encroachment. The Owners hereby declare that there is no other encroachment over the said lands.
- (g) That there is no boundary dispute of whatsoever nature with any adjoining land Owner and that the said lands are contiguous, well defined and demarcated.
- (h) The Developer has relied on the above assurances, declarations and representations made or given by the Owners being true and correct in all respects.



हवल-१८		
२४३९	९४	३८
२०२४		

१३/३३

5) The Developer shall be entitled/ obliged to:

- (i) Take all decisions and make necessary payments pertaining to the Project to be implemented on the said Lands including decisions pertaining to, appointment of Architects, RCC Consultants and other Consultants for the said Project.
- (ii) To devise and implement and bear all costs of marketing and promotional strategies and policies for the marketing and any sales related of/to the Project.
- (iii) To infuse all funds required for carrying out development of and construction on the said Lands and for meeting all other incidental costs of the Project, save and except the cost to be borne by the Owners herein.
- (iv) To get the Building Layout and Building Plans sanctioned by the Pimpri Chinchwad Municipal Corporation and get the same revised from time to time, in respect of the construction to be carried out on the said Lands and to bear and pay all Development Charges, Scrutiny Fees, Premiums and Deposits for the same. The Developer shall be obliged to furnish the Owners with copies [certified to be true copies by the concerned Architect] of all such Sanctioned Plans and revisions thereof within a period of Fifteen Days of receipt of such sanction.
- (v) To carry out the actual work of development/construction including safety of every person at site and to ensure that the same is completed within a period of 36 (Thirty-Six) Months from the date of registration of the project with MAHARERA, provided however that the Developer shall be entitled to a "grace period" of 8 (Eight) Months beyond the said stipulated period of 36 Months for such completion and provided further that the Developer shall be entitled to a reasonable extension in the said time limit prescribed for completion of the said Project if any such delay shall have been occasioned on account of force majeure causes including but not limited to delay caused due to restrictions imposed by the appropriate government due to pandemic, stoppage of work due to any order of any Court or





हवेल-१८		
२५३९	१६	३८
२०२४		

on account of any defect in title of any of the Owners to the said Lands or for any reason beyond the control of the Developer.

- (vi) The Developer shall construct the Commercial Premises / Residential Flats ("Units") as per the Amenities and Specifications set out in **Annexure** hereto annexed or any other such improved amenities and specifications as per sanctioned plan.
- (vii) To collect GST chargeable on sale of units by the Developer from the unit purchasers and pay the same to the concerned department.
- (viii) To discharge all responsibilities and liabilities as "Promoter" including under the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Rules made thereunder or under any Statute which may supplant the same vis-à-vis the purchasers/allottees of Units in the Project save and except only the said responsibility and liability undertaken by the Owners pertaining to title of their respective Land as stated above.

All the above obligations shall be performed by the Developer out of constructed area coming to the share of the Developer from the said Project.

- 6) The residential and commercial units constructed in the said Project shall be apportioned between the parties hereto in the following manner, that is to say:

The Owner No. 1	-	13.5%
The Owner No. 2	-	31.5%
The Developer	-	55%

100%

The percentage of constructed area to be allotted to the Owners is based on the project to be evolved jointly on the said lands. It is agreed between the parties that in case the Developer acquires more adjoining lands, the consideration payable to the Owners shall not change and the same shall be 13.5% and 31.5% respectively out of the potential of the said lands owned by them. The Owners shall not be entitled to demand any additional consideration for any purpose whatsoever.



हवल-१८		
२४३१	११०	३८
२०२४		

१५/२२

It shall be the sole discretion of the Developer to evolve a scheme consisting of only residential units or a scheme consisting of residential as well as commercial units.

- 7) The Developer shall deposit a sum of Rs.62,50,000/- (Rupees Sixty Two Lakh and Fifty Thousand Only) with the Owner No. 1 as and by way of an Interest Free Refundable Security Deposit as Security for due performance by the Developer of its obligations towards the Owner No. 1 under the terms hereof. The said sum of Rs.62,50,000/- shall be so paid / deposited by the Developer with the Owner No. 1 in manner following, that is to say: -

- (a) Rs.40,00,000/- (Rupees Forty Lakh Only) paid on 02/02/2024 through chq. No. 000017 bearing UTR No. KKBK52023050900801901 from the account maintained by Developer with Kotak Mahindra bank Ltd MIDC Pimpri branch.
- (b) Rs.05,00,000/- (Rupees Five Lakh Only) paid on 21/10/2023 by cheque bearing No. 000007 drawn on an account maintained by Developer with Kotak Mahindra bank Ltd MIDC Pimpri branch.
- (c) Rs.17,50,000/- (Rupees Seventeen Lakh and Fifty Thousand Only) paid by cheque No. 000022 drawn on an account maintained by Developer with Kotak Mahindra bank Ltd, Pune.

Bhushan

S. B. D. D.



- 8) It is further agreed by and between the parties hereto that the above said Interest Free Security Deposit amount of Rs.62,50,000/- (Rupees Sixty Two Lakh and Fifty Thousand Only) shall be refunded without interest by the Owner No. 1 to the Developer as under:

- a) Rs. 20,83,333/- to be paid by 31/10/2024.
b) Rs. 20,83,333/- to be paid by 31/10/2025.
c) Rs. 20,83,333/- to be paid by 31/10/2026.

- 9) The Developer shall deposit a sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) with the Owner No. 2 as and by way of an Interest Free Refundable Security Deposit as Security for due performance by the Developer of its obligations towards the Owner No. 2 under the terms hereof. The said sum of Rs.1,30,00,000/- shall be so paid / deposited by the Developer with the Owner No. 2 in manner following, that is to say: -



हवेल-१८		
२५३९	१६	३८
२०२४		

Rs.25,00,000/- (Rupees Twenty Five Lakh Only) paid on 06/09/2023 by cheque No. 000001 drawn on an account maintained by Developer with Kotak Mahindra bank Ltd MIDC Pimpri branch.

(e) Rs.40,00,000/- (Rupees Forty Lakh Only) paid on 26/10/2023 by cheque No. 000008 drawn on an account maintained by Developer with Kotak Mahindra bank Ltd MIDC Pimpri branch.

(f) Rs.35,00,000/- (Rupees Thirty Five Lakh Only) paid on 26/10/2023 by cheque No. 000009 drawn on an account maintained by Developer with Kotak Mahindra bank Ltd MIDC Pimpri branch.

(g) Rs.30,00,000/- (Rupees Thirty Lakh Only) paid on the date 02/02/2024 of registration of these presents. by cheque No. 000001 drawn on an account maintained by Developer with Kotak Mahindra bank Ltd, Pune.

Bhushan

10) It is further agreed by and between the parties hereto that the above said Interest Free Security Deposit amount of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs only) shall be refunded without interest by the Owner No. 2 to the Developer as under:

- d) Rs. 43,33,333/- to be paid by 31/10/2024.
- e) Rs. 43,33,333/- to be paid by 31/10/2025.
- f) Rs. 43,33,334/- to be paid by 31/10/2026.

11) All amounts received by way of Sale Proceeds from the sale of the Flats/ Units in the said Project shall be credited and utilized as per provisions of MAHARERA.

12) All Agreements for Sale of Flats in the said Project shall be executed by the Developer herein as the "Promoter" therein while the Owners shall join in such Agreements as Confirming Parties thereto.

13) The Developer shall ensure that all such development/ construction work on the said Lands is carried out in accordance with the sanctioned plans and specifications and in accordance with the applicable Building Regulations and the Developer shall indemnify and keep indemnified the Owners from any loss or damage suffered or incurred by the Owners as a result of any breach committed by the Developer of the sanctioned plans and specifications and the applicable Building Regulations.

14) The Developer at their own costs and expenses shall be entitled to call upon the Owners to extend co-operation and assistance by executing all such documents,





हवल-१८		
२४३९	१८	३८
२०२४		

१०/३३

deeds, confirmation letters, affidavits, declarations, authorities, licenses or any such or other documents for development of the said Lands without adversely affecting the right, interest and title of the Owners in their respective Land and the Owners shall extend the same immediately without hampering the said project in any manner whatsoever.

15) As stated above, the Developer shall complete the said Project within the period stipulated in Clause 5(v) above. The Developer shall have a "grace period" of 8 (Eight) months beyond the said stipulated period of 36 months for such completion. The Developer shall be entitled to a reasonable extension in the said time limit prescribed for completion of the said Project if any such delay shall have been occasioned on account of stoppage of work due to any order of any court or on account of any defect in the title of any of the Owners to the said Lands or for any other reason beyond the control of the Developer or for the reason stated in the said clause. If the Developer has not physically completed the said Project on expiry of the said stipulated period with the grace period and extensions thereof without the act or omission of the Owners, the Developer shall suitably compensate the Owner. Similarly, if any of the Owners could not clear the defect in their title or resolve the dispute raised by any third person resulting in stoppage of the development work or in case of breach of terms of the present agreement, the respective Owner shall suitably compensate the Developer.

16) The parties covenant each other that each of the parties hereto shall be liable to bear and pay the Income taxes on the profits accruing to each of them from the Project. Each of the parties herein shall indemnify and keep indemnified, saved, defended and harmless the other party hereto from or against any liability arising from non-payment of the Income taxes on the profits accruing to such party from the Project being implemented on the said Lands.

17) It is hereby specifically understood and agreed between the parties hereto that the Developer be solely responsible to comply with such terms agreed in any such contracts and shall indemnify the Owners for any monetary and legal consequences arising out of statutory obligations and / or any relationship contractual or otherwise entered into between the Developer with any third party / agency resulting in loss or damage to the Owners.

18) The Developer hereto agree and understand that all costs in respect of marketing and advertisements of the said Project to be implemented by the Developer alone



हवल-१८		
2439	20	35

on the said Lands as well as brokerage fees / commissions to be paid for sale / allotment of Flat / Units coming to the share of the Developer in the said Project to prospective purchasers thereof shall be borne and paid by the Developer. The Owners shall be liable to bear the brokerage fees/commission/marketing expenses for sale of units to be allotted to them.

- 19) The Developer shall be entitled to raise project finance for the said project. However, the developer shall be solely liable and responsible to repay the loan amount and clear the encumbrance at their own cost and consequences. The owners shall extend all co-operation and shall sign all necessary documents and deeds relating to the said loan/s.
- 20) The Developer shall be entitled to amalgamate the said lands with adjoining lands and evolve a project on the amalgamated land. The Owner does hereby irrevocably consent to the same.
- 21) The Developer hereby agree to be solely responsible and undertake to indemnify and keep indemnified the Owners herein and their heirs, executors and administrators from or against all loss or damage suffered or incurred by them on account of:
- Claims made by Contractors and Suppliers for unpaid monies due to them.
 - Any liability, [except any liability arising out of any defect-in-title outstanding encumbrances on or in respect of the said Lands] contractual or statutory arising under the provisions of the RERA, 2016 or any contract entered into by the developer.
 - Any obligations and terms and / or conditions set out by any competent authority under any sanction/ permission granted for undertaking development at site.
- 22) Simultaneously with the execution of these presents, the Owners herein have executed separate Power of Attorney in favour of the Developer herein authorizing the Developer to do, execute and perform all acts, deeds, matters or things necessary for development of the said Lands in terms of these presents.





हवल-१८		
२४३१	२९	३८
२०२४		

१९/३२

23) All Agreements for ~~Sale of Flats~~ in the said Project shall be executed by the Developer herein as the "Developer/Promoter" therein and as Power of Attorney Holder of the Owners as Confirming Parties thereto.

24) From the date of execution hereof, the Developer shall be entitled to enter upon the said Lands and shall be entitled to commence the work of development / construction of the said Project including the installation of signs / hoardings advertising the said Project after removal of encroachment over the said lands.

25) All outgoings to any competent authority (except those agreed hereinabove) in respect of the said Lands and building, such as Municipal rates, cesses and taxes from the date of execution of these presents shall be borne and paid by the Developer alone.

26) The Owners shall continue to be responsible and liable to remove at their own costs any defect in their title to their respective Land or to clear any outstanding encumbrances, charge or claim found to exist on or in respect thereof. The Owners hereby declare that said lands are without any encumbrances.



27) The Owners shall be liable to bear and pay the Income tax, GST and taxes, duties, charges, premium, levies, cesses, surcharge and other Taxes as are or as may be levied by the State or Central Government or any other Authority with respect to their respective share in the constructed area as and when they become due and the Owners shall exclusively be liable for any delay in payment thereof.

28) The Developer hereby agrees and consider the aspect of solely complying with all the conditions of NOC's in pursuance to the construction and also in pursuance to statutory obligation related to works at site as well as any financial transaction/commencements of obligations/ delivery of promises to any third party including but not limited to customers/suppliers etc.

29) The Developer shall be entitled to amalgamate the said lands along with adjoining lands and develop the amalgamated land jointly. Even in case of amalgamation the area sharing ratio agreed herein shall be same in proportion to the holding of the owners in the entire project. The Owners shall not be entitled to any additional consideration. In case of any change in rules or regulation of government relating to FSI, TDR etc, the benefit shall be taken by both the parties as per their respective



हवल-१८		
२५३९	२९	३८
२०२८		

area sharing ratio. The Owners shall be obliged to purchase the said FSI, TDR etc at their own cost. If any of the Owner fail to procure the said FSI/TDR etc even after demand by the Developer then the Developer shall be entitled to purchase the same at their own cost and enjoy its benefits alone and to the exclusion of the said Owner.

30) The Owners shall in all cases execute one or more deed of conveyance in respect of their respective Land as and when called upon by the Developer in favour of the co-operative societies, limited company, condominium of apartment holders or any other organization that may be formed of the unit purchasers in the scheme on the said lands by the Developer. The Owners will hand over all the original title deeds and other documents relating to the said Lands at the time of final conveyance in favour of the co-operative society/limited company/condominium of apartment holders as the case may be. In case the Developer require the title deeds and any other document relating to the said lands for any valid cause the same shall be made available by the Owners immediately on Developer calling upon them for the said purpose.

31) The Owners agree and undertake that, the Owners will not in any way obstruct or prevent construction and development work carried out by the Developer and shall not do or omit to do any act, matters or things whereby the Developer shall be prevented from carrying out development/construction work as provided under this Agreement provided the said construction is carried out as per the plan sanctioned by Competent Authority and specifications therein.

32) The Contractual relationship between the parties hereto under the terms hereof shall come to an end on completion of the entire development work on the said Lands after all the Flats / Units to be constructed thereon have been completed and sold and all the amounts receivable from the prospective purchasers thereof have been received and after final accounts are settled and the transfer of the said Lands and the building constructed thereon in favour of the ultimate body (being either a Co-operative Housing Society or a Condominium of Apartment Owner) formed of all the purchasers/allottees of Flats/ Units in the said Complex is properly effectuated and all other statutory liabilities of a "Promoter" under the provisions of the Real Estate (Regulation and Development) Act, 2016 or otherwise are duly discharged.



हवल-१८		
२४३९	२३	३८
२०२४		

२९/२२

33) It is hereby expressly declared that it is not the intention of the Parties hereto to enter into a Partnership or an Association of Persons with each other and nothing herein contained shall be construed as bringing into effect or constituting the relations of partners by and between the Parties hereto.

34) This Development Agreement is permanently binding on current and future partner/s of the Developer, their legal heirs, assignors, successors, executors, administrators, representatives, agents. The successors of the Developer shall complete the said transaction as per the terms and conditions mentioned herein as may be required.

35) All communications between the Developer and the Owner shall be made on the address of the parties given in the title hereto. Additionally any communication can be made through E-mail. The parties shall in writing convey the other party any change of address. All communications sent on the proper address shall be deemed to have been received and acknowledged by the addressee.

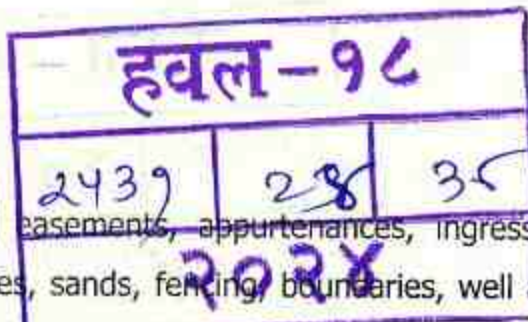
36) The Stamp Duty and Registration Charges payable in respect of these presents shall be borne and paid by the Developer alone.

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

SCHEDULE- A

All that piece and parcel of land bearing S. No. 140, Hissa No. 1/1, totally admeasuring about 00 H 12.33R including pot kharaba assessed at Rs. 0.50 ps lying, being and situated at Village: Tathawade, Taluka: Mulshi, District: Pune within the limits of Sub-Registrar Mulshi (Paud) District Pune and Panchayat Samiti Pune currently in force, owned by the party of the first part named above and the same is bounded as follows, that is to say:-

On or towards East:	24 mtr wide road from village Tathwade to Mumbai highway
On or towards South:	Part of S. No. 140/1/1
On or towards West:	Land of Mr. Sahebrao Pawar out of S. No. 140/1/1
On or towards North:	Land of Mr. Sanjay Dagaliya out of S. No. 140/1/2.



Together with all easements, appurtenances, ingress, egress, pathways, accesses, plants, trees, stones, sands, fencing, boundaries, well and all things attached thereto, lying thereon and together with all ancillary, incidental and consequential rights thereto.

SCHEDULE- B

All that piece and parcel of land bearing S. No. 140, Hissa No. 1/2, totally admeasuring about 00 H 26R including pot kharaba assessed at Rs. 0.50 ps lying, being and situated at Village: Tathawade, Taluka: Mulshi, District: Pune within the limits of Sub-Registrar Mulshi (Paud) District Pune and Panchayat Samiti Pune currently in force, owned by the party of the first part named above and the same is bounded as follows, that is to say:-

On or towards East: 24 mtr wide road from village Tathwade to Mumbai highway
On or towards South: Land of Mr. Sandeep Pawar bearing S. No. 140/1/1
On or towards West: Part of S. No. 140
On or towards North: 18 mtr DP Road.

Together with all easements, appurtenances, ingress, egress, pathways, accesses, plants, trees, stones, sands, fencing, boundaries, well and all things attached thereto, lying thereon and together with all ancillary, incidental and consequential rights thereto.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND EXECUTED THESE PRESENTS OUT OF THEIR FREE WILL IN THE PRESENCE OF BELOW NAMED WITNESSES ON THE DAY AND PLACE MENTIONED ABOVE



Photo 	L.H.T.I. 	Signature 
Mr. Sandeep Sahebrao Pawar		
Photo 	L.H.T.I. 	Signature 
Mr. Sanjay Bhuralal Dagliya PARTY OF THE FIRST PART		

Photo 	L.H.T.I. 	Signature 
1) Mr. Sunil Rameshwardas Agarwal Partner of M/s. Nirman Meadows LLP		
Photo 	L.H.T.I. 	Signature Bhushan
2) Mr. Bhushan Rajiv Agarwal Partner of M/s. Nirman Meadows LLP PARTY OF THE SECOND PART		

WITNESSES:

1) Sign: 
 Name: Rahul Phaneaj Aghad
 Address: wakad pune-52

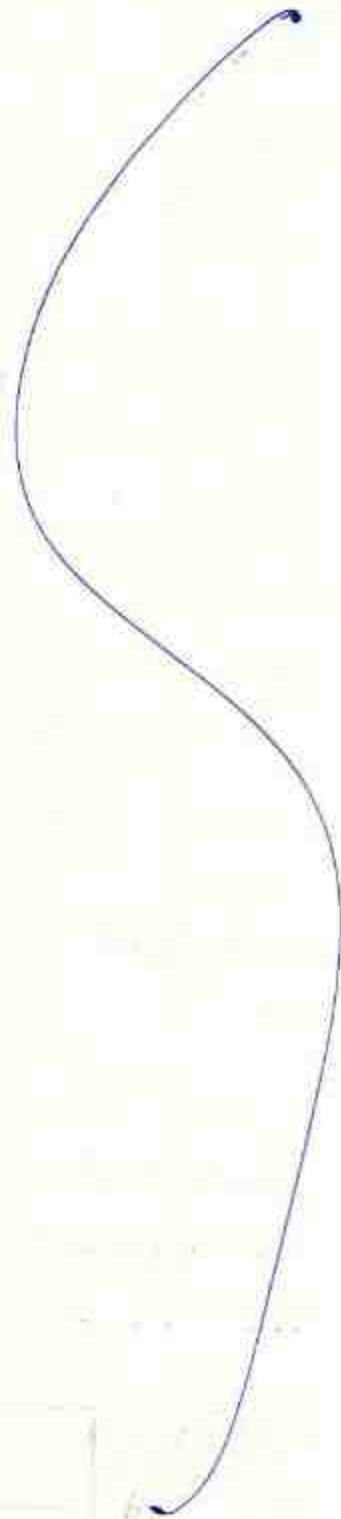
2) Sign: 
 Name: Sangam Somnath Valshinge
 Address: Theryaon Pune-411033



हवेली-१८		
२४३९	२४	३८
२०२४		



हवेली-१८		
२५३७	२६	३८
२०२४		



२५३७
२६
३८



अहवाल दिनांक : 27/10/2023

24/32

महाराष्ट्र शासन

गाव नमूना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संपादन व सुविधेतील ठेवणे) नियम, 1981 च्यातील नियम 2, 4, 6 आणि 7]

गाव :- ताथवडे (944083)
ULPIN : 12110368967

तालुका :- मुळशी

जिल्हा :- पुणे

अनापन क्रमांक व उपविभाग : 140/1/1

अ.धरणा पद्धती : भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.स.	फ.फा.	संभार खाण
क्षेत्र, एकक व आकारणी	खाते क्र.					साल, खंड व इतर अधिकार
मोबाईल एकक	600	समाजी रत्न दे	0.02.00	0.03	(3022)	कलापे मज व खंड
अ) लागवडी योग्य क्षेत्र	2343	सविप साहेबराव पवार	0.12.33	0.22	(5888)	इतर अधिकार
किरायात	2590	सुनिल सुकाराम पवार			(3022)	प्रलंबित क्षेत्रावर : नाही.
वसतीत		अमित सुकाराम पवार			(5888)	
एकूण जा.मै.	0.42.00	समाजी क्षेत्र	0.12.33	0.22		
क्षेत्र					(3022)	
ब) पोट-खराब क्षेत्र (लागवडी अयोग्य)	2654	स्वाती रविंद्र देवकार			(7239)	क्षेत्राचा क्षेत्रावर क्रमांक : 7239 व दिनांक : 12/05/2011
जमी (अ)	0.01.00	रविंद्र सुदान देवकार			(7239)	
जमी (ब)		सुनिल सुदान देवकार			(7239)	
एकूण जा.मै.	0.01.00	समाजी क्षेत्र	0.04.00	0.07		
एकूण क्षेत्र	0.43.00	सुकाराम ज्ञानोबा पवार			(2134)	
अ.धर.		सविपराव समाजी पवार			(2134)	
अ.धर.वही	0.76	समाजी क्षेत्र	0.11.34	0.21	0.01.00	
जमी किंवा विविध -						
जमीनवही						
जमीन क्षेत्रावर क्र. (1938 X 1194 X 1710 X 2134 X 2374 X 2395 X 2426 X 2464 X 3022 X 3710 X 3816 X 3820 X 3906 X 4091 X 4104 X 4026 X 5227 X 5822 X 5888 X 6318)						सोसा आणि भूगणन चिन्हे : संभार खाण

गाव नमूना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संपादन व सुविधेतील ठेवणे) नियम, 1981 च्यातील नियम 29]

गाव :- ताथवडे (944083)

तालुका :- मुळशी

जिल्हा :- पुणे

अनापन क्रमांक व उपविभाग : 140/1/1

पिकांखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
					ह.ज.र. पी.मै.	ह.ज.र. पी.मै.			ह.ज.र. पी.मै.
2023-24	संपूर्ण वर्ष	2654*						हंगामात नसत	0.0400

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी मी म्हणून १९/- रुपये मिळाले."
दिनांक : 27/10/2023
नॉन रिटर्न क्रमांक : 2725000642519000001820231875(गाव :- हनुमंत महाल, पोर्तुगेज)
समाजी साक्षात :- (संपादन व सुविधेतील ठेवणे) दि. पुणे

एच. एम. चांदेकर

सहायी मंत्री-थेरगांव, ताथवडे, वाकड
ता. मुळशी, जि. पुणे.<https://mahafaripune.enlightcloud.com/DDM/PgHml712>

27/10/2023



हवल-96		
2439	२६	3८
२०२४		



अहवाल दिनांक : 27/10/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९६१ यातील नियम २,९,६ आणि ६]

गाव :- ताथवडे (944083)

तालुका :- मुळशी

जिल्हा :- पुणे

ULPIN : 31874154915

भूमापन क्रमांक व उपविभाग : 140/1/2



अन्वयार्थ पत्रक : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक हे.आर.पो.मी अ) लागवड योग्य क्षेत्र कि.चौ.मी. १.२५.०० बागाडल एकक सा.पो. ०.२५.०० क्षेत्र ब) मोट-वाटव क्षेत्र (समस्त अर्जासंग) अ) ०.०१.०० ब) - एकक पो.ख. ०.०१.०० एकक क्षेत्र ०.२५.०० (अ-ब) अकारणी ०.२५ जुझे किंवा विशेष आकारणी	3245	संजय भुपताल इनामिया	0.25.00	0.50	0.01.00	(3583)	कुळचे नाव व खंड इतर अधिकार इतर इतर प्रसिद्धि ठेवणार : नाही. शेवटचा फेरफार क्रमांक : 6294 व दिनांक : 11/08/2016
एकक फेरफार क्र. (413) (194) (1934) (2134) (2570) (3620) (6294)							सीमा आणि भूमापन विभाग : कळार बाग

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९६१ यातील नियम २२]

गाव :- ताथवडे (944083)

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 140/1/2

पिकांखालील क्षेत्राचा तपशील								सांगवहीसाठी उपलब्ध नसलेली जमीन		शे.र.
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. पो.मी	हे.आर. पो.मी			हे.आर. पो.मी	
2023-23	संपूर्ण वर्ष	3346*						मजल पट	0.2000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

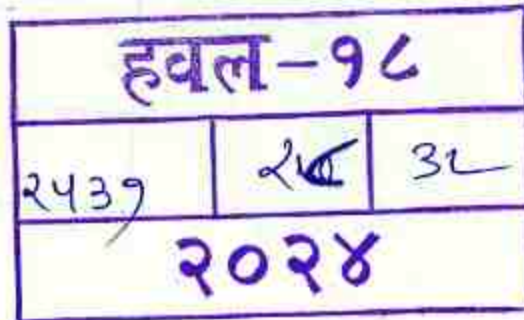
"या प्रमाणित प्रतीसाठी फी म्हणून ₹५०-४५० देण्यात येईल."
दिनांक :- 27/10/2023
संकेतिक क्रमांक :- 2725000642519000001020231873

(नाव :- जमीन महसूल अधिकार)
सहायी साक्षात :- धरमलता :- मुळशी जि.पुणे

<https://mahafarfaripune.enlightcloud.com/DDM/PgHtml/712>

एच. एम. चांदेकर
तलाठी मोजे-धेरगांव, ताथवडे, वा.प.२
ता. मुळशी, जि. पुणे.

27/10/2023



26/23



प्रति,
अर्जदार :- भूषण आगरवाल
रा :- बाणेर पुणे
जिल्हा :- पुणे महाराष्ट्र 411018
मोबाईल नं :- 00

विपरी विषयव महानगरपालिका, विपरी
१८
नगरवना व विकास विभाग
क्र.नरवि/कावि/सोदा/08/366/2023
दोका नं.3015
अर्ज क्र.:103323240012501
दिनांक :- 04/09/2023

विषय :- झोन दाखला मिळणेबाबत....
संदर्भ :- आपला दिनांक 30/10/2023रोखीचा अर्ज

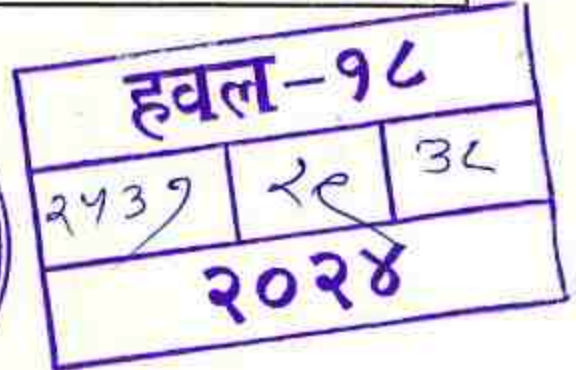
महोदय/महोदया,

विपरी विषयव महानगरपालिकेच्या वाढीव क्षेत्राच्या महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये महाराष्ट्र शासन, नगर विकास विभाग अधिसूचना क्र. टीपीएस-१८१५/२०१२/प्र.क्र. ८४/१५/वियो मंजूरी/नवि-१३, दिनांक-०६/०१/२०१० व महाराष्ट्र शासन, नगरविकास विभाग, शासन निर्णय क्रमांक टीपीएस-१८१५/२०१२/प्र.क्र. ८४/१५/ई.पी. मंजूरी/नवि-१३, दिनांक ०३/१५/२०१८ अन्वये मंजूर असलेल्या विकासा योजनात मोठे :- लायव्हडे वेपिल स.न. / गट न :- 140 . वेपिल जमीन खालील प्रमाणे प्रस्तावित केलेली आहे .

गावचे नाव स.न./गट न.	मंजूर विकास योजनाचा प्रस्ताव
	१) आरक्षण क्रमांक व प्रमाणन : निरंक
लायव्हडे	२) नियोजित रस्ते : निरंक
140	३) नियोजित रस्ता रुंदी : २४ मी. एक , १८ मी.दोन
	४) इतर प्रस्ताव : निरंक
	५) झोनिंग : रहिवासी , व औद्योगिक

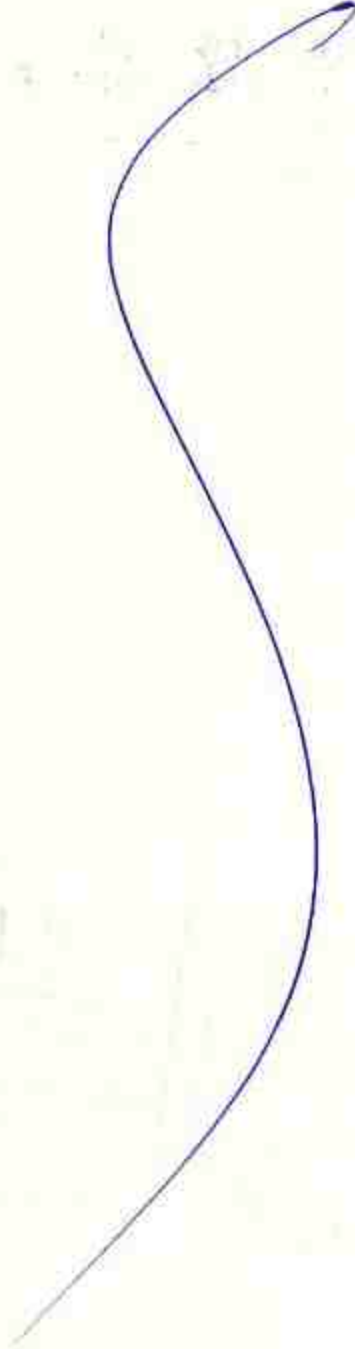


[Signature]
कनिष्ठ अभियंता
विपरी विषयव महानगरपालिका
विपरी, पुणे - ४११ ०१८





हवेल-१८		
२५३७	३०	३८
२०२४		



सादर:-

विषय:- मूल्यांकन अहवाल

1. मौजे. ताथवडे

सि.स.न./स.न./म.न. 01/4/24

2. अर्जदार यांचा दि. 1 / 2023-24 चा अर्ज व दस्तऐवजांची दुय्यम प्रती सह मसुदा अहवाल जाणे सादर.
16/1/2024

3. अभिनिर्णय प्रकरणी दस्तावे दुय्यम प्रती सह उपलब्ध माहिती

1. लिहून देणार-

2. लिहून घेणार-

3. दुय्यम निबंधक कार्यक्षेत्राचे नाव:- 1 ते 27

4. दस्ताचा प्रकार:- विकास करारनामा (बांधकाम विभागणी / उत्पन्न विभागणी)

5. दस्त निष्पादित असल्यास निष्पादनाचा दिनांक:- नाही.

6. मिळकतीचा प्रकार:- पि.चि. म. न. पा.

दस्त मिळकतीचे वर्णन तपशिल:- पुणे मनपा/पिंपरी चिंचवड मनपा/पु.म.प्र.वि.प्रा.जि.प.पुणे/नगरपंचायत हद्दीतील गाव मौजे - ताथवडे ता. मुळशी.

7. दस्तातील एकूण क्षेत्रफळ:- 3833.59 म.

8. पक्षकारांमध्ये ठरविण्यात आलेला दस्तातील मोबदला- बांधीव क्षेत्र - 16865.25 म.

II. अनामत रक्कम रु. 62,50,000/-
III. रोख रक्कम रु. + 1,30,00,000/-

IV. वर्ष/महिने - 36 महिने.

9. सन 2023-2024 चे बाजारमूल्य दर तकल्यानुसार (दि.01/04/2023 पासून अंमलबजावणी)

मूल्य विभाग क्र. 2 & 2 मूल्य दर जमीन रु. 12120 प्रति चौ.मी.

बांधकाम दर - 26620/- प्रति चौ.मी. सदनिका दर 55940 प्रति चौ.मी.

कार्यालय दर 64340 प्रति चौ.मी. दुकान दर 59930 प्रति चौ.मी.

10. विकास योजना / प्रादेशिक योजना सदस्यस्थिती - सदर दस्तऐवजाचे अवलोकन केले असता जागा. मौ. पि.चि. म. न. पा.

हद्दीत विसून येते. दस्तातील चतुःसिमेप्रमाणे जागेला 24 मी. चा गेड अनुज्ञेय होत असल्याने उपर निश्चयावली-

प्रमाणे जागेचे 4.4 fsi अनुज्ञेय होईल.

Basic fsi $\rightarrow 3833 \times 1.1 = 4216.3$ म.

Premium $\rightarrow 3833 \times 0.5 = 1916.5$ म.

TDR $\rightarrow 3833 \times 1.15 = 4407.95$ म.

Amplary $= 10540.75 \times 0.6 = 6324.45$ म.

[Total = 16865.25 म.]

अंतिम भूखंड क्रमांक		
हवाल- 96		
2439	39	32
2028		



11. बाजारमूल्यदर तक्त्यातील अमलबजावणी सूचना क्र. 32 च्या अनुषंगाने येणारे मूल्यांकन (बांधकाम क्षेत्र / उत्पन्न विभागणी) -

अ) जमिन मालकांस मिळणा-या हिश्याचे मोबदल्याचे मूल्य-

अनुज्ञेय होणारे क्षेत्रफळ

$$16865 \times 0.45 = 7589.25 \text{ Sqm}$$

$$i) 7589.25 \times 26620 = 202025835/-$$

$$ii) \frac{7589.25}{3} \times 26620 \times 0.25 = 16835486/-$$

$$iii) 7589.25 \times 27 \times 12120 = 18396341/-$$

$$iv) 62,50,000 \times \frac{6}{100} \times \frac{36}{12} = 1,12,5000/-$$

$$v) 1,30,00,000 \times \frac{6}{100} \times \frac{36}{12} = 2340000/-$$

एकूण → 22,41,65,955/-
अ) समजा, 22,41,66,000/-

ब) विकसनकर्त्याला मिळणा-या हिश्याचे मूल्य- अनुज्ञेय होणारे क्षेत्रफळ :

$$16865.2 \times 0.55 = 9275.86 \text{ Sqm}$$

$$i) 9275.86 \times 10861 = 10,07,45,115/-$$

$$ii) \text{चर्च} [1916.5 \times 0.35 + 4408 \times 0.3 + 6324.48 \times 0.15] \times 12120$$

$$= [670.775 + 1332.4 + 948.67] \times 12120$$

$$= 3,57,76,361/-$$

ब) i - ii)

$$649,68,753/-$$

वरीलपैकी अ) चे मूल्यांकन जास्त असल्याने ते बाजारमूल्य म्हणून (रु. 22,41,66,000/-)

ग्राह्य धरण योग्य वाटते. निर्णय व आदेशावर सादर.

S. B. Ray

सहायक नगररचनाकार

17/1/24

सह जिल्हा निबंधक वर्ग-2

सह जिल्हा निबंधक वर्ग-1

तथा मुद्रांक जिल्हाधिकारी पुणे शहर, पुणे



हवल-9C		
2439	32	32
2028		





नॉदणी व मुद्रांक विभाग

अंतिम आदेश

सह जिल्हा निबंधक (वर्ग-1) मुद्रांक जिल्हाधिकारी, पुणे (शहर) यांचे कार्यालय
5, फायनान्स रोड, शासकिय छायाचित्र नॉदणी कार्यालय इमारत, पुणे-411001.
(020-26050637)

जा.क्र./पुणे शहर/अभि.प्र.क्र.55/24/2024

दिनांक 25/01/2024

विषय :- अभिनिर्णय प्र.क्र. 55/2024

संदर्भ :- मे. निर्माण मेडोज एल एल पी तर्फे श्री.सुनिल रामेश्वरदास अगरवाल, पत्ता- अमर बिझनेस झोन, बी विंग, ऑफीस नं. 902, सर्व्हे नं. 87/1ए आणि 87(पार्ट) बाणेर, पुणे - 411045 यांचा दि.12/01/2024 रोजीचा अर्ज.

आदेश

ज्याअर्थी, मे. निर्माण मेडोज एल एल पी तर्फे श्री.सुनिल रामेश्वरदास अगरवाल, पत्ता- अमर बिझनेस झोन, बी विंग, ऑफीस नं. 902, सर्व्हे नं. 87/1ए आणि 87(पार्ट) बाणेर, पुणे - 411045 यांनी दि. 12/01/2024 रोजी डेव्हलपमेंट अॅग्रीमेंट या शिर्षकाचा दस्तऐवज अभिनिर्णय करिता सादर केलेला आहे. अभिनिर्णय फी रु.100/- ई-चलनावदारे जी.आर.एन.क्र. MH013863702202324P दि. 12/01/2024 रोजी शासन जमा करण्यात आलेली आहे.

सदरचा सादर केलेला डेव्हलपमेंट अॅग्रीमेंट दस्तऐवज हा निष्पादित झालेला नाही. सादर केलेल्या दस्तामध्ये, फर्स्ट पार्ट/ ओनर - श्री.संदीप साहेबराव पवार व इतर, सेकंड पार्ट / डेव्हलपर - मे. निर्माण मेडोज एल एल पी तर्फे श्री.सुनिल रामेश्वरदास अगरवाल व इतर यांचे मध्ये निष्पादित होणार आहे.

दस्तातील मिळकत वर्णन - तुकडी- पुणे, पोस्ट तुकडी तालुका- मुळशी जिल्हा पुणे, तसेच जिल्हा परिषद पुणे व पंचायत समिती पुणे यांचे हद्दीतील खोर्वावाडी गाव मौजे ता.मुळशी जिल्हा पुणे अ) सर्व्हे नं. 140, हिस्सा नं. 1/1, यांसी एकूण क्षेत्र 00 हेक्टर 12.33 आर पोस्टखराब्यासह यांसी आकार 0.50 पेस ब) सर्व्हे नं. 140, हिस्सा नं. 1/2, यांसी एकूण क्षेत्र 00 हेक्टर 26 आर पोस्टखराब्यासह यांसी आकार 0.50 पेस मिळकत हा प्रस्तुत दस्तऐवज विषय आहे.

अभिनिर्णय प्रकरणासोबत सादर केलेली कागदपत्रे 1) अभिनिर्णय अर्ज 2) प्रतिनामने 3) अधिकारपत्र 4) अभिनिर्णय ऑनलाईन अर्ज दोकल 5) अभिनिर्णय फि चलन प्रत 6) दस्तऐवजाचा मसुदा 7) सातबारा उतारा 8) पिंपरी चिंचवड मनपा यांचेकडील झोन दाखला, इत्यादी कागदपत्रे प्रकरणासोबत जोडलेली आहेत.

मुल्यांकन - या कार्यालयाचे सहाय्यक नगररचनाकार यांनी सदर दस्तऐवजातील मिळकतीचे मुल्यांकन पुढीलप्रमाणे निश्चित केलेले आहे.

अ) जमिन मालक यांना मिळणारा मोबदला मुल्य - रु. 22,41,66,000/-

ब) विकसक यांना मिळणाऱ्या जमिनीचे मूल्य ----- रु. 6,49,68,800/-

मुद्रांक शुल्क - सादर केलेला डेव्हलपमेंट अॅग्रीमेंट चा दस्तऐवज हा नवीन अटी व शर्तीनुसार स्वतंत्र सादर केलेला असून वरिलपैकी अ चे मुल्यांकन जास्त आहे. सदर दस्तांकित मिळकत ही जिल्हा परिषद पुणे यांचे हद्दीतील आहे. त्यामुळे सदरचा दस्तऐवज हा महाराष्ट्र मुद्रांक अधिनियम, 1958 चे अनुसूची एक मधील अनुच्छेद 5 ग-अ सह 25 ब चे व्याप्तीत येत असून त्यास पुढील प्रमाणे मुद्रांक शुल्क आवश्यक आहे.

हवेल-94		
2439	33	34
2028		



हवल-१८		
२४३९	३४	३८
२०२४		



२०-१९८५		
४९०९		

वर्ष	मोबदला	5 टक्के प्रमाणे मुद्रांक शुल्क
2023-24	22,41,66,000/-	1,12,08,300/-

32/22

वरीलप्रमाणे महाराष्ट्र मुद्रांक अधिनियम, 1958 चे अनुसूची एक मधील अनुच्छेद 5 ग-अ सह 25 ब प्रमाणे मुद्रांक शुल्काची आकारणी करण्यात आलेली असून दस्तऐवजास मुद्रांक शुल्क रु. 1,12,08,300/- इतके मुद्रांक शुल्क भरणे आवश्यक आहे

वरीलप्रमाणे निष्कर्ष अर्जदार यांना दि.18/01/2024 रोजी दिलेल्या मागणी नोटीसद्वारे कळविण्यात आलेले होते, सदरचे मुल्यांकन व मुद्रांक शुल्क आकारणी मान्य असल्यास त्याप्रमाणे मुद्रांक शुल्काची रक्कम शासन जमा करण्यास कळविलेले होते, सदर मुल्यांकन व मुद्रांक शुल्क आकारणी अर्जदारांना मान्य असल्यामुळे त्यांनी मागणीप्रमाणे रक्कम रु. 1,12,08,300/- इतके मुद्रांक शुल्काची रक्कम ई चालन जीआरएन क्र. MH014452358202324E दि. 24/01/2024 अन्वये शासन जमा केली आहे

वरील सर्व बाबी विचारात घेऊन श्री. सताप हिगाणे, मुद्रांक जिल्हाधिकारी पुणे शहर, महाराष्ट्र मुद्रांक अधिनियमान्वये कलम 53 अ च्या अधिन राहून खालील आदेश देत आहे.

- उक्त दस्तऐवजास महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ च्या अधिन राहून आदेश पारित करण्यात येत आहे.
- महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 28 मध्ये नमूद केल्या प्रमाणे मुद्रांक शुल्क/मुल्यांकन आकरणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्यांचा परिणाम होईलअसे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे खरे पणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्रा द्वारे खात्री करून दिलेली आहे. कलम 28 चे तरतुदी संबंधी अर्जदार यांनी अनुपाल न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करण्याचे अधिन राहून आदेश देत आहेत.
- महाराष्ट्र मुद्रांक अधिनियम, 1958 चे अनुसूची एक मधील अनुच्छेद 5 ग-अ सह 25 ब प्रमाणे मुद्रांक शुल्काची आकारणी करण्यात आलेली असून दस्तऐवजास मुद्रांक शुल्क रु. 1,12,08,300/- इतके मुद्रांक शुल्क ई-चालन क्र. MH014452358202324E अन्वये शासन जमा करण्यात आलेले असून त्यांचा चलन डिफेस क्र. 0007664316202324 असा आहे. सदर अधिनियमातील कलम 32 (2) खाली प्रमाणित करण्यात येत आहे.
- मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. का.5 / अभिनिर्णय/प्र. क्र. 27/12/ 804/12 दि. 23/08/2012 च्या आदेशान्वये हे प्रमाणपत्र " महाराष्ट्र मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे.
- प्रस्तुत प्रकरण मुद्रांक शुल्क संबंधित आहे उर्वरीत कायदेशीर अथवा बेकायदेशीर बाबींशी संबंध येत नाही.



(सताप हिगाणे)

सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी, पुणे शहर.

प्रत :- 1. मे. निर्माण मेडोज एल एल पी तर्फे श्री. सुनिल रामेश्वरदास अगरवाल, पत्ता- अमर बिझनेस झोन, बी विंग, ऑफीस नं. 902, सर्व्हे नं. 87/1ए आणि 87(पार्ट) बाणेर, पुणे - 411045

2. दुय्यम निबंधक हवेली क्रं.1 ते 27 पुणे.

2/- आपणास कळविणेत येते की, आपण

उक्त आदेशातील मिळकतीचे वर्णन व आपणाकडे नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीचे वर्णन बरोबर असल्याची खात्री करून नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतुदी नुसार दस्त नोंदणीची कार्यवाही करावी

SP-1115

Y909



हवल-१८		
१५३९	३६	३८
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संयुक्त प्रगत संपत्ति कार्ड
Joint Asset Number Card

ATBPP1318G

नाम / Name
SANDHEP SAHEERAO PAWAR

पिता का नाम / Father's Name
SANDHEP DNYANODPA PAWAR

जन्म तिथि / Date of Birth
25/07/1980

प्रमाणित / Certified

2604 8792 6655

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

संदिप साहेबराव पवार
Sandhep Saheerao Pawar

जन्म वर्ष / Year of Birth: 1980
पुरुष / Male



2604 8792 6655

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संयुक्त प्रगत संपत्ति कार्ड
Joint Asset Number Card

ADKPD3064E

नाम / Name
SANDHEP BHURALAL DAGLIYA

पिता का नाम / Father's Name
BHURALAL HARAKCHAND DAGLIYA

जन्म तिथि / Date of Birth
15/03/1962

प्रमाणित / Certified

9243 4247 7579

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

संदिप भुरालाल दाग्लिया
Sandhep Bhuralal Dagliya

जन्म वर्ष / Year of Birth: 1962
पुरुष / Male



9243 4247 7579

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संयुक्त प्रगत संपत्ति कार्ड
Joint Asset Number Card

AAVFN4981C

नाम / Name
NIRMAN MEADOWS LLP

जन्म तिथि / Date of Birth
04/07/2023

प्रमाणित / Certified



भारत सरकार
GOVERNMENT OF INDIA

संदिप रामेश्वरदास अमरदास
Sandeep Rameshwaradas Amradas
DOB: 09-03-1962
Gender: Male



3995 7494 2823

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

नाम / Name
Bhushan Pooja Agastwal

जन्म वर्ष / Year of Birth: 1998
पुरुष / Male

9251 7994 6435

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

जन्म वर्ष / Year of Birth: 1998
पुरुष / Male



9251 7994 6435

आधार - सामान्य माणसाचा अधिकार

Bhushan

388/2531

शुक्रवार, 02 फेब्रुवारी 2024 12:50 म.न.

दस्त गोश्वारा भाग-1

हवेली-18

दस्त क्रमांक: 2531/2024

दस्त क्रमांक: हवेली-18/2531/2024

वाजान मूल्य: रु. 6,49,68,800/-

मोबदला: रु. 22,41,66,000/-

भरलेले मुद्रांक शुल्क: रु. 1,12,08,300/-

दु. नि. सह. दु. नि. हवेली-18 यांचे कार्यालय

अ. क्र. 2531 क्र. दि. 02-02-2024

गे.जी 12:47 म.न. वा. इतर केला.

पावती: 2656

पावती दिनांक: 02/02/2024

मादरकरणाराचे नाव: मे निर्माण मेडोज एल एल पी तर्फे भागीदार श्री सुनिल रामेश्वरदास अगरवाल -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

गुष्टांची संख्या: 40

दस्त इतर करणाऱ्याची मदी:

एच.ए. 30800.00

सह दुय्यम निबंधक, हवेली-18

सह दुय्यम निबंधक, हवेली-18

इस्ताना प्रश्न: विकसनकरणासाठी

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालगत असलेल्या कोणत्याही कटका क्षेत्राच्या हद्दीत किंवा उप-ग्रॅड (दोन) मध्ये समुद्र न वलेल्या कोणत्याही नागरी क्षेत्रात

थिक्का क्र. 1 02 / 02 / 2024 12 : 47 : 45 PM ची वेळ: (सादरीकरण)

थिक्का क्र. 2 02 / 02 / 2024 12 : 49 : 51 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार/ओळखदार व खोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची भाषता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः मनावर घेतले. *दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

[Signature]
लिहून देणार

[Signature]
लिहून घेणार

Bhushan



दस्त गोपवारा भाग-2

हवल18

3535

दस्त क्रमांक:2531/2024

02/02/2024 1 03:47 PM

दस्त क्रमांक : हवल18/2531/2024

दस्ताचा प्रकार : विकसनकरागनामा

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: श्री संदीप साहेबराव पवार - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा सोमेश्वर निवास ताथवडे पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन संख्या: ATBPP1318G	लिहून देणार - वय :- 43 स्वाक्षरी: -		
2	नाव: श्री संजय भुरानाल डामनीया - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा 401 बेटीती निखर फ्रीड शीध पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन संख्या: ADKPD3064E	लिहून देणार वय :- 61 स्वाक्षरी: -		
3	नाव: मे निर्माण मेडोज एन एन पी तर्फे भागीदार श्री मुनिल रामेश्वरदास अग्रवाल - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा वाणेर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन संख्या: AAVFN4981C	लिहून देणार वय :- 57 स्वाक्षरी: -		
4	नाव: मे निर्माण मेडोज एन एन पी तर्फे भागीदार श्री भुषण राजीव अग्रवाल - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा वाणेर पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन संख्या: AAVFN4981C	लिहून देणार वय :- 37 स्वाक्षरी: -		

घरील दस्तऐवज करून देणार तथाकथीत. विकसनकरागनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ 02 / 02 / 2024 01 : 03 : 19 PM

ओळख -

मह. दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: अ.इ.गणधीर गणेश उदामी - - वय: 52 पत्ता: काळेवाडी, पुणे पिन कोड: 411017		

शिक्षा क्र.4 ची वेळ: 02 / 02 / 2024 01 : 03 : 42 PM

मह. दुय्यम निबंधक, हवेली-18

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH014452358202324E	55/2024	11208300	SD		
2		DHC		0224013820448	800	RF	0224013820448D	02/02/2024
3		eChallan		MH014918464202324E	30000	RF	0007877600202324	02/02/2024

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

प्रमाणित करणेत येते की, या दस्तऐवजात

पुणे 36 पुष्टे आहेत.

पडिल्या नंबराचे पुस्तकामध्ये 2499...

हया नंबरी नोंदविली आहे.

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

2531 /2024

1. Verify Scanned Document for correctness through thumbnail (2 pages on a side) printout

2. Get print immediately after registration.

Know Your Rights as a Registrant

<https://10.10.246.39/Marathi/Reports/HTMLReports/HtmlReportSummary2.aspx?cross=Jrbh4r1OGzb>

1/2

सह-दुय्यम निबंधक (वर्ग-2) हवेली क्र.18, पुणे.

दिनांक- 2 / 2 / 2024

