523/6773 | पावती | Original/Duplicate
Tuesday,May 08 ,2018 | | नोंदणी क्रं. :39म
5:25 PM | | Regn.:39M

पावती क्रं.: 7266 दिनांक: 08/05/2018

गावाचे नाव: आंबेगांव-बु ०।०।
दस्तऐवजाचा अनुक्रमांक: हवल22-6773-2018
दस्तऐवजाचा प्रकार : गहाणखत
सादर करणाऱ्याचे नाव: संकेत प्रॉपर्टीज प्राईवेट लीमीटेड, तर्फे संचालक श्री. धर्मेश किशोर गठाणी तर्फे नोंदणीकरिता कु.मु. सागर रामचंद्र कदम

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 30920.00

आपणास मूळ दस्त ,थंबनेल, प्रिंट,सूची-2 अंदाजे 5:23 PM ह्या वेळेस मिळेल.

Jt.Sub Registrar Haveli 22

बाजार मुल्य: रु.200000000 /-
मोबदला रु.200000000/-
भरलेले मुद्रांक शुल्क : रु. 1000000/-

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २२, पुणे

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001268353201819E दिनांक: 08/05/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-

सह. दुय्यम निबंधक हवेली क्र. २२ पुणे
INDIA
TWENTY RUPEES

08/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 22
दस्त क्रमांक : 6773/2018
नोदंणी :
Regn:63m

गावाचे नाव : आंबेगांव बु ०ा०ा

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	200000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	200000000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: मौजे आंबेगाव बुद्रुक ता.हवेली,डिस्ट्रिक्ट.पुणे,येथील सर्व्हे नं.6 हिस्सा नं.2 व 3 यांसी क्षेत्र 14049 चौ.मी. ((Survey Number : 6/2 & 6/3 ;))
(5) क्षेत्रफळ	1) 14049 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:-संकेत प्रॉपर्टीज प्राईवेट लीमीटेड. तर्फे संचालक श्री. धर्मेश किशोर गठानी तर्फे नोंदणीकरिता कु.मु. सागर रामचंद्र कदम वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: संस्कृती, प्लाट नं.2, ब्लॉक नं: एस.नं.586/ए/बी/1, बिबवेवाडी पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411037 पॅन नं:-AAJCS8384F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हौसिंग डेव्हलपमेंट फायनान्सियल कॉरपोरेशन लि. , वय:-; पत्ता:--, -, ., एच डी एफ सी हाउस 1600 युनिव्हरसिटी रोड पुणे, -, शिवाजीनगर, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411005 पॅन नं:-AAACH0997E
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/05/2018
(10)दस्त नोंदणी केल्याचा दिनांक	08/05/2018
(11)अनुक्रमांक,खंड व पृष्ठ	6773/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

श्री ... } नक्कल
श्री ...
श्री २१।०५।२०१८
दिनांक ०८।०५।२०१८

सह. दु.नि. (वर्ग-2) हवेली-२२

SEAL OF JOINT SUB-REGISTRAR CLASS-II
सह. दुय्यम निबंधक वर्ग-२ हवेली क्र. २२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	b) When possession is not given

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THE SEAL OF THE SUB REGISTRAR (CL.-II) HAVELI-22, PUNE CITY, PUNE ★ दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर पुणे

CHALLAN

MTR Form Number-6

[illegible]			
Stamp Duty / Registration Fee [illegible]		TAX ID (If Any)	[illegible]
		PAN No.(If Applicable)	AA[illegible]
Office Name [illegible] HAVELI 22 JOINT SUB REGISTRAR		Full Name	SANKET PROPERTIES PVT LTD
Location PUNE			
Year 2018-2019 One Time		Flat/Block No.	SR NO [illegible] AND [illegible] HOMES
		Premises/Building	[illegible]
Account Head Details	Amount In Rs.		
[illegible] Stamp Duty	1000000.00	Road/Street	[illegible]
[illegible] Registration Fee	30000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	[illegible]
		Remarks (If Any) PAN2=AAACH[illegible]~SecondPartyName=[illegible] Construction Limited~[illegible]	
Total	10,30,000.00	Amount In Words	Ten Lakh Thirty Thousand Rupees Only
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No.	02[illegible]
		Bank Date RBI Date	07/0[illegible]
		Bank-Branch	BANK OF MAHARASHTRA
		Scroll No., Date	[illegible]

[illegible] Document to be registered in Sub Registrar office only. Not valid for [illegible]
[illegible]

INDENTURE OF MORTGAGE

THIS INDENTURE OF MORTGAGE is executed at the place and on the date mentioned in Item Nos. 1 and 2 respectively of Schedule 1 hereunder written.

BY

The person/s specified in Item No. 3 of Schedule 1, (hereinafter referred to/ collectively referred to as **"the Mortgagor"** which expression shall, unless it be repugnant to the meaning or context thereof, mean and include, his/her, their respective heirs, executors, administrators, legal representative (where the/ a Mortgagor is an Individual/Sole Proprietor), successors (where the/ a Mortgagor is a company incorporated under the Companies Act, 1956 or any other body corporate), the partner(s) from time to time of the firm, the survivor(s) of them and the heirs, executors, administrators, legal representatives and successors of the partners (where the/ a Mortgagor is a partnership firm), the members or member for the time being of the said Hindu Undivided Family and their respective heirs, executors, administrators, legal representatives successors and permitted assigns (where the/ a Mortgagor is a Hindu Undivided Family).

IN FAVOUR OF

Housing Development Finance Corporation Limited (HDFC), a company registered under the Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai – 400 020 and its branch concerned office at the address stated in Item No. 4 of Schedule 1 (hereinafter called **"the Mortgagee"** which expression shall, unless it be repugnant to the meaning or context thereof, mean and include its successors in title and assigns).

WHEREAS:

(i) The Mortgagor is seized and possessed of/ entitled to possession of and otherwise well and sufficiently entitled to certain immoveable property details whereof are more particularly set out in Item No. 5 of the Schedule 1 hereto (**"the said Premises"**).

(ii) Pursuant to the Offer Letter of such date as specified in Item No. 6 of Schedule 1 addressed by the Mortgagee to the Mortgagor (a copy whereof is attached hereto and marked as Schedule 2), the Mortgagor has availed of/ agreed to avail of certain credit/finance facilities from the Mortgagee to the extent of such amount as specified in Item No. 7 of Schedule 1 (**"Facility Amount"**). The said Facility Amounts could be utilised by the Mortgagor/Borrower in one, some or all of the sub-facilities mentioned in Item No. 8 of Schedule 1 in such division and proportion as the Mortgagor/Borrower may request from time to time, subject to the aggregate of the outstanding facility at any point of time not exceeding the Facility Amount;

(iii) Pursuant to the Offer Letter, the Mortgagee may, from time to time, at the request of the Mortgagor, advance monies to the Mortgagor or such person as the Mortgagor may request in writing, subject to a maximum of the Facility Amount (subject to the terms and conditions more particularly described in the Offer Letter and the various facility agreements entered into or to be entered into between the Mortgagor and the Mortgagee pursuant to the Offer Letter) (which amount along with the interest, additional interest, costs, expenses, charges, fees, reimbursements, commissions and all other moneys payable to the Mortgagee on such amount that may be advanced by the Mortgagee is hereinafter collectively referred to as **"the Facility"**);

(iv) The Mortgagee has agreed to grant the Facility to the Mortgagor pursuant to the Offer Letter subject to the Mortgagor inter alia mortgaging the said Premises AND ALL the estate, right, title, interest, claim and demand whatsoever of the Mortgagor into and upon the said Premises in favour of the Mortgagee with the end and intent that the same will

be held as security as and by way of a First and exclusive Legal Mortgage in English form by the Mortgagee to further secure the repayment of the Facility;

(v) The Mortgagee has called upon the Mortgagor to execute these presents which the Mortgagor has agreed to do in the manner following:

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NOW THIS INDENTURE WITNESSETH:

1. **CONSIDERATION**

In consideration of the Offer Letter and in consideration of the advances of any nature whatsoever currently advanced by the Mortgagee to the Mortgagor and now due or pending or that may be made/advanced or become due whatsoever from time to time under the Offer Letter subject to a maximum of the Facility Amount as more particularly indicated in Item No. 8 of Schedule 1, the Mortgagor hereby mortgages the said Premises as more particularly described in Item No. 7 of Schedule [1] hereunder written in favour of the Mortgagee for the purposes of securing the repayment of the Facility Amount with the interest, additional interest, costs, expenses, charges, fees, reimbursements, commissions and all other moneys payable to the Mortgagee on such amount that may be advanced by the Mortgagee (hereinafter referred to as **"the Facility"**) together with interest at the agreed rates or at such other rate/ additional rate/ penal rate as may be intimated to the Mortgagor/ Borrower in that regard in terms of the Offer Letter, the Master Facility Agreement/Loan Agreement and other related transaction documents (hereinafter referred to as **"Facility Agreements"**)(hereinafter collectively referred to as "the **Mortgage Debt**"), and also for the due observance, performance and discharge by the Mortgagors of any obligations to the Mortgagee which may give rise to a pecuniary liability and for all costs (between attorney and client) charges and expenses whatsoever paid or incurred by the Mortgagee in connection with the said Premises for the protection, preservation, enforcement and realization of such security and recovery of its dues and/or for any other amounts due to the Mortgagee and/or under any credit facility which the Mortgagee may grant hereafter in its sole discretion to the Mortgagor.

2. **GRANT AND CONVEY**

For the consideration aforesaid and for the continuing security the Mortgagor doth hereby grant, convey, assign and assure unto the Mortgagee the said Premises more particularly described in the Item 5 of Schedule 1 hereunder written along with the undivided interest in the common areas and facilities thereunder TOGETHER WITH the full and free right and liberty to enter upon and unfettered access to the said Premises during day and night TOGETHER with the absolute right, title and interest in the said Premises and all and singular courts, compounds, yards, ways, paths, passages, common gullies, sewers, areas, passages, drains, lights, stair cases, elevators, bathrooms, terraces, water tanks, electric meters, liberties, privileges, easements, advantages and appurtenances whatsoever to the said Premises or any part thereof belonging to or in anyway appertaining or usually held or enjoyed or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the Mortgagor into and upon the said Premises and every part thereof (all of which are hereinafter referred to as **"the Mortgaged Premises"**) TO HAVE AND TO HOLD the Mortgaged Premises hereby granted or expressed so to be unto and to the use of the Mortgagee subject to the proviso for redemption next hereinafter contained PROVIDED THAT the possession of the said Premises shall not be delivered and is not being delivered and/or agreed or intended to be delivered simultaneously with the execution of this Indenture or under this Indenture save and except on the happening of an event of default pursuant to which the Mortgagee shall be entitled to exercise / have the right to enter upon the said Premises as envisaged herein.

3. **RIGHT OF REDEMPTION**

PROVIDED ALWAYS AND THE MORTGAGOR HEREBY AGREES AND DECLARES that if the Mortgagor shall pursuant to the covenant in that behalf contained in the Facility Agreements,

repay to the Mortgagee on demand, the Mortgage Debt as also all other monies by law or under the Facility Agreements payable by the Mortgagor to the Mortgagee, then and in such case the Mortgagee shall, upon the request and at the costs, charges and expenses of the Mortgagor, reassign, retransfer and release the said Mortgaged Premises hereby granted or expressed so to be unto and to the use of the Mortgagor or as the Mortgagor shall direct and do all other things as may be reasonably necessary to enable the same and in the meantime the Mortgagor shall not assign, transfer, alienate, create any third party rights of whatsoever nature including by way of tenancy, leave and license basis, lease or on care taker basis, or otherwise part with possession or induct any other person in the said Mortgaged Premises.

4. **BAR ON REDEMPTION**

PROVIDED ALSO AND THE MORTGAGOR HEREBY AGREES AND DECLARES that if the Mortgagor shall fail to repay and/or to pay to the Mortgagee the Mortgage Debt upon a demand being made by the Mortgagee or on failure of the Mortgagor to repay the Mortgage Debt to the Mortgagee in terms of the Facility Agreement or on the occurrence of any one of the events of default specified in clause [8] hereinbelow, then and in that case, without prejudice to any of the other rights and remedies of the Mortgagee, the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be shall not be redeemable by the Mortgagor or any other person or persons interested in the equity of redemption thereof at any time thereafter and the Mortgagee shall be entitled to refuse to accept payment of the Mortgage Debt PROVIDED ALWAYS AND THE MORTGAGOR HEREBY AGREES that nothing herein before contained shall affect the other rights and remedies of the Mortgagee granted to the Mortgagee under law, equity or contract including, without limitation, the right of the Mortgagee to call for payment at any time after the due date as specified herein, of the monies for the time being owing to it on the security of these presents AND THIS DEED FURTHER WITNESSETH THAT until the repayment or realization of the Mortgage Debt the Mortgagor shall not without prior written consent of the Mortgagee assign, transfer, alienate or part possession of or induct third party into the Mortgaged Premises or any part thereof.

5. **AUTHORITY TO MORTGAGE**

AND the Mortgagor doth hereby declares, represents and warrants that the Mortgagor has good right, full power and absolute authority to grant, assign, transfer and assure the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be or every part thereof unto and to the use of the Mortgagee in the manner aforesaid and that the Mortgagor has obtained all requisite permissions, consents licenses, approvals as are necessary for the creation of this security and shall be effective in law at all material times. And in future the Mortgagor or any person on behalf of Mortgagor or who is associated with the Mortgagor shall not claim any right, title or interest in the said Mortgaged Premises.

6. **CONTINUING SECURITY**

The security created by or pursuant to this Deed is a continuing security and shall remain in full force and effect notwithstanding the intermediate satisfaction by the Mortgagor of the whole or the part of the Mortgage Debt and is in addition, and without prejudice, to any other security or other right or remedy which the Mortgagee may now or hereafter hold for the Mortgage Debt or any part thereof. It is clarified that this security shall neither be merged with nor in any way exclude or prejudice or be affected by any other security interest, right of recourse or other right whatsoever (or the invalidity thereof) which the Mortgagee may now or hereafter hold or have for the Mortgage Debt or any part thereof. The security created herein may be enforced against the Mortgagor without first having recourse to any other rights of the Mortgagee.

7. **MORTGAGOR'S COVENANTS**

(i) **Covenant to pay the Mortgage Debt**

The Mortgagor hereby agrees, covenants and warrants to pay to the Mortgagee at such place as the Mortgagee may direct/ require the said Mortgage Debt and any and all monies due hereunder in accordance with the terms of the Facility Agreement, on demand being made by the Mortgagee of the same or part thereof and such obligation to pay the Mortgage Debt shall be discharged by the Mortgagor notwithstanding the existence of any disputes between the Mortgagor and the Mortgagee or pending of any proceedings between the Mortgagor and the Mortgagee;

(ii) **Free from Encumbrances**

The Mortgagor hereby agrees covenants and warrants that the said Mortgaged Premises are free from all encumbrances, charges, claims and demands of whatsoever nature and that the Mortgagor shall not at any time during the continuance of these presents create any further mortgage, charge, lien or any other encumbrance of any kind whatsoever on the Mortgaged Premises or transfer the Mortgaged Premises in any way unless permitted in writing by the Mortgagee;

(iii) **Further Assurances**

The Mortgagor agrees and covenants that the Mortgagor and all other persons having or lawfully or equitably claiming any estate or interest in the Mortgaged Premises or any part thereof shall and will from time to time and at all times hereafter upon the request and costs of the Mortgagee during the continuance of the security of the Mortgage and afterwards of the persons requiring the same to do, execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said Mortgaged Premises unto and to the use of the Mortgagee in manner aforesaid as shall or may be reasonable.

The Mortgagor agrees and covenants that the Mortgagor shall create such or additional security by way of a further assurance in favour of the Mortgagee and as may be required by the Mortgagee from time to time.

(iv) **Good Repairs**

The Mortgagor warrants, covenants and represents that that the Mortgagor shall from time to time and at all times during the continuance of this security keep the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be in a good and substantial state of repairs and shall pay all the rates, taxes, charges, assessments, dues and duties payable in respect of the said Mortgaged Premises immediately as soon as the same shall become due AND ALSO that if default shall be made in keeping the said Mortgaged Premises in a good and substantial state of repairs or in making payment of such rates, taxes, assessments, dues and duties as aforesaid, it shall be lawful for the Mortgagee (without being bound to do so) to keep the said Mortgaged Premises in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid, together with interest thereon at the rate payable on the said Facility shall have been so paid or expended and until so repaid the same shall be a charge upon the said Mortgaged Premises hereby assured or expressed to be in addition to the said Mortgage Debt and interest thereon PROVIDED ALWAYS AND THE MORTGAGOR HEREBY AGREES AND DECLARES that in the event of any damage happening to the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be by fire, tempest, earthquake, lightning, rain or otherwise howsoever at any time or times after the execution hereof so as in the opinion of the Mortgagee materially to impair the security hereby created, the Mortgagor shall from and out of claim of insurance and if required at its own costs and expenses repair and reconstruct the said Mortgaged Premises for any excess outgoing to the satisfaction of the Mortgagee.

(v) **Inspection**

The Mortgagor will permit the Mortgagee or its officers, servants and agents from time to time and at all times during the day and night to enter into and upon the Mortgaged Premises and to inspect the same and if upon such inspection it appears to the Mortgagee that the Mortgaged Premises or any part thereof require repairs or replacement, the Mortgagee may give notice to the Mortgagor calling upon it to repair or replace the same in event of the failure on the part of the Mortgagor to do so within a reasonable time, it shall be lawful but not obligatory as the Mortgagee to do the same and all expenses incurred by the Mortgagee shall be forthwith reimbursed by the Mortgagor and until such repayment will be a charge upon the Mortgaged Premises jointly with the said Mortgage Debt as if they formed part thereof.

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THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

सह दुय्यम निबंधक हवेली क्र. २२, पुणे शहर

(vi) **Notice to the said Society/Registrar of Companies/Original Land /the Mortgaged Premises owner authority.**

Forthwith upon the execution of this Indenture, the Mortgagor shall give due notice of the mortgage created hereunder to the said Society and/or have the charge on the mortgaged properties registered with the Registrar of Companies; and where the land and/or the Mortgaged Premises is regulated by any lease deed /and/or agreement to lease, such lessor/authority/owner shall be intimated accordingly.

(vii) **Additional Covenants from Mortgagor if the said Mortgaged Premises is acquired on Lease or Tenancy basis.**

a) The Mortgagor will not assign, transfer, alienate, lease, sub-lease, sublet, license, gift, will, let out or give on a business centre basis or business centre basis the Mortgaged Premises or otherwise deal with or part with the possession of the said Mortgaged Premises in any manner whatsoever and the said Mortgaged Premises shall not be heritable by the Mortgagor and in any case whether the Mortgagor has made any will or not and/or through any instrument testamentary or non-testamentary and/or caused for the same, to the exclusion of other persons, the Mortgagee shall have first right over the said Mortgaged Premises.

b) In case the Mortgagor receives any notice or information for eviction from the owner of the said Mortgaged Premises, the Mortgagor shall immediately give written notice to the Mortgagee.

c) In case the Mortgagor receives any notice or information for adjustment of any security deposit in full or part, deposited by the Mortgagor with the owner of the said Mortgaged Premises, from the owner, the Mortgagor shall immediately give written notice to the Mortgagee.

d) The Mortgagor shall not nominate any person or surrender the lease or tenancy right, in full or part of the said Mortgaged Premises, to the owner, without previous written permission of the Mortgagee.

e) The Mortgagor shall not request the owner to issue rent receipt in favour of any person whatsoever, in respect of the said Mortgaged Premises, without previous written permission of the Mortgagee.

f) The Mortgagor will inform the Mortgagee immediately on becoming nominal member or actual member of any society/organization and submit necessary share certificate and letters to the Mortgagee if required and the Mortgagor will inform such Society/organization immediately.

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8. **ENFORCEMENT**

8.1 The Mortgagee is entitled by a notice in writing to the Mortgagor, to declare the entire Mortgage Debt payable forthwith, at its discretion for any reason whatsoever, including but without limitation the happening of the following events and the herein security created hereunder shall become enforceable:

a] If default shall be made by the Mortgagor in repayment of the Mortgage Debt or part thereof (on demand or otherwise) or any amount payable under the Facility Agreement or these presents or any other agreement entered to between the Mortgagor and the Mortgagee;

b) Default is committed in the performance or observance of any obligation, covenant, condition or provision contained in the Facility Agreement or under these presents or any other agreement entered into between the Mortgagor and the Mortgagee including any other agreement or deed creating any other security with the Mortgagor or any undertaking executed by the Mortgagor in favour of the Mortgagee;

c) Any indebtedness of the Mortgagor for borrowed monies i.e. indebtedness for and in respect of monies borrowed or raised (whether or not for consideration) by whatever means becoming due, prior to its stated maturity by reason of default of the terms thereof or any such indebtedness is not paid at its stated maturity

d) Any information given by the Mortgagor in its reports and other information furnished by the Mortgagor and the warranties given/ deemed to have been given by it to the Mortgagee is misleading or incorrect in any material respect;

e) Any part or portion is transferred, assigned, gifted or given on lease, license and sub-leased and/or will is made and/or given on tenancy or sub-tenancy without prior written permission of the Mortgagee, which the Mortgagee may revoke at any time if given by the Mortgagee.

f) If there is reasonable apprehension that the Mortgagor is unable or unwilling to pay its Mortgage Debt or proceedings for taking them or either of them into liquidation, whether voluntarily or compulsorily, may be or have been commenced;

g) If in the opinion of the Mortgagee further security should be given and on advising the Mortgagor to that effect, such security has not been given to the Mortgagee to its satisfaction;

h) If without the prior written approval of the Mortgagee, the said Mortgaged Premises or any part thereof is sold, disposed of, alienated or further charged or encumbered or the building is pulled down or demolished;

i) The Mortgagor has voluntarily or involuntarily become the subject of proceedings under any bankruptcy or insolvency law including any winding-up petition under the Companies Act, 1956 or the Companies Act, 2013 and/or is voluntarily or involuntarily wound up;

j) The Mortgagor has taken or is proposing to take any action for re-organisation of its management, capital, liquidation or dissolution;

k) A Receiver or a Liquidator has been appointed or allowed to be appointed of all or any part of the said Mortgaged Premises;

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l) If an attachment has been levied on the Mortgaged Premises or any part thereof or any proceedings have been taken or commenced for recovery of any dues from the Mortgagor;

m) If any circumstances have occurred which make it improbable for the Mortgagor, in the opinion of the Mortgagee, to fulfill its obligations under these presents;

n) The Mortgagor ceases or threatens to cease to carry on its business or gives notice of its intention to do so;

o) The Mortgagor is carrying on business at a loss and it appears to the Mortgagee that continuation of its business will endanger the security hereby created;

p) If in the opinion of the Mortgagee, the security created hereby is in jeopardy;

q) If the Mortgagor is unable to pay its debts within the meaning of Section 434 of the Companies Act, 1956 or if the Mortgagor is carrying on business at a loss and it appears to the Mortgagee that continuation of its business will endanger the security hereby created;

r) If the Mortgagor becomes a sick industrial unit under The Sick Industrial Companies (Special Provisions) Act, 1985 (**"SICA Act"**) or under any other ordinance brought or legislation enacted in place of or substituting the SICA Act and in force at the relevant point in time or is declared as a relief undertaking under any such Act or law for the time being in force or intends to make a reference for declared a sick company under any Act relating to financially weak companies including SICA or makes such a reference or application.

s) If the Mortgagor does not comply with the provisions of the Companies Act, 1956 or the Companies Act, 2013 and the rules made thereunder leading to a material fine being imposed and/or any other action being taken by the appropriate authorities leading to proceedings against the Mortgagor for declaring the Mortgagor as a defunct company.

8.2 On the security becoming enforceable under clause [8.1] above, the Mortgagor agrees and declares that the Mortgagee shall be entitled to the following:

(a) <u>Mortgage Debt to become due and payable</u>

The whole of the Mortgage Debt shall at the option of the Mortgagee become immediately payable as if the due date had then elapsed and in such case all such rights and remedies shall be available to the Mortgagee as would be available to it under the terms of these presents or by law upon default being made in payment or repayment of any amount due and payable under the said loan hereby secured;

(b) <u>Right to enter</u>

The Mortgagee may enter upon the said Mortgaged Premises and shall quietly possess, use and enjoy the same, shall receive the rents, profits and benefits thereof without any lawful interruption or disturbance whatsoever by the Mortgagor herein or any other person or persons claiming under the Mortgagor AND that free from encumbrances and shall receive the rents and profits and shall be at liberty (but under no obligation) to pay the outgoing accruing due in respect of the said Mortgaged Premises or any part thereof during the possession as agent of the Mortgagor and shall appropriate the surplus of the rent over the outgoing as part payment of monies due under these presents on the Mortgage Debt and the covenants hereinbefore contained in that behalf firstly towards payment of interest,

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compound interest and/or liquidated damages, as the case may be accrued on it under the said Facility and the security documents executed by the Mortgagor in favour of the Mortgagee and the covenants hereinbefore contained in that behalf and if there is any surplus the same shall be allowed to accumulate till such time as the Mortgage may, in its sole discretion, deem fit when it will be appropriated towards payment of the principal. The Mortgagor shall not dispute the correctness of any amounts so accumulated and/or appropriated or for any action taken by the Mortgagee pursuant to the terms of this Indenture of Mortgage. The Mortgagee shall not be liable for loss, if any, occasioned thereby to the Mortgagor.

(c) <u>Power to sell</u>

AND THE MORTGAGOR HEREBY AGREES AND DECLARES that it shall be lawful for the Mortgagee at any time or times hereafter without any further consent on the part of the Mortgagor, to sell and transfer the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be or any part or parts thereof either together or in parcels; either by public auction or private contracts and either with or without special conditions or stipulations relative to title or evidence of title or otherwise with power to postpone such sale from time to time and to buy the said Mortgaged Premises or any part thereof at any sale by public auction or to rescind or vary such contract for the sale thereof and to resell the same from time to time without being answerable for any loss or diminution in price occasioned thereby and for the purposes aforesaid or any of them to make agreements/transfers/conveyances, execute assurances, give effectual receipts, or discharges for the purchase money, and do all other acts and things for completing the sale and transfer which the person or persons exercising the power of sale shall think proper and the aforesaid power shall be deemed to be the power to sell and concur in the selling of the Mortgaged Premises without the intervention of the court of law within the meaning of section 69 of the Transfer of Property Act, 1882 or any other law enabling the same. PROVIDED ALWAYS AND THE MORTGAGOR HEREBY FURTHER AGREES AND DECLARES that the power of sale and transfer hereinbefore contained shall not be exercised by the Mortgagee unless and until: -

(a) Any one of the Events of Default has occurred; or

(b) Default shall have been made in payment of the Mortgage Debt and all other dues including costs, charges and expenses payable by the Mortgagor to the Mortgagee for a period of 3 months next after a notice in writing required by sub-section (2) of Section 69 of the Transfer of Property Act and requiring payment of the Mortgage Debt or such part thereof as may for the time being be due shall have been served on the Mortgagor; or

(c) Unless and until interest and/or compound interest and/or additional interest and/or penal interest amounting at least to Rs.500/- (Rupees Five hundred only) shall be in arrears and remain unpaid for three months after becoming due.

AND THE MORTGAGOR HEREBY AGREES AND DECLARES that any such notice as aforesaid as well as any other notice required to be served upon the said Mortgagors shall be deemed to have been duly served on the Mortgagors by delivering a copy of such notice to the Mortgagors or sending the same through Registered Post addressed to its last known place or places of business (and for the purposes of this power any notice addressed to the Mortgagors at the above said Registered Office of the Mortgagor and/or at the address of the said Mortgaged Premises shall be sufficient if sent by Registered Post A.D. or by leaving or affixing the same upon or to some part of the Mortgaged Premises and any such notice as aforesaid shall be sufficient and valid although not addressed to any person or persons by name or description and notwithstanding the person or any of the persons affected thereby

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may be, unascertained or under disability PROVIDED ALSO AND THE MORTGAGOR HEREBY AGREES AND DECLARES that without prejudice to the rights conferred on the Mortgagee by the said Section 69 of the Transfer of Property Act, 1882, no purchaser upon any sale purporting to be made under the powers hereinbefore contained shall be bound or concerned to see or inquire whether either of the cases mentioned in the proviso lastly hereinbefore contained has happened or whether any such default has been made in payment of any money intended to be hereby secured or whether any money remains owing on this security or whether any such notice has been given or left or affixed as aforesaid or otherwise as to the necessity or propriety of such sale or transfer or the necessity or expediency of the conditions subject to which the sale or transfer is made or otherwise as to the regularity of the sale or transfer be affected by express notice that no such default has been made or notice given or left or affixed as aforesaid or that the sale or transfer is otherwise unnecessary, irregular or improper and notwithstanding any such irregularity, impropriety or want of necessity such sale shall as regards the safety or protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual accordingly and the remedy of the Mortgagor in respect of any breach of the proviso hereinbefore contained for any irregularity in any such sale transfer shall be in damages only.

AND THE MORTGAGOR HEREBY AGREES AND DECLARES that upon any such sale as aforesaid the receipt of the Mortgagee for the purchase money of the said Mortgaged Premises sold shall be an effectual discharge for the money expressed to be received and that no purchaser shall be concerned to see to the application of the purchase money or be answerable for any loss, misapplication or non-application thereof AND THE MORTGAGOR HEREBY FURTHER AGREES AND DECLARES that the Mortgagee shall apply the moneys to arise from any such sale in the first instance, to reimburse the Mortgagee itself or pay and discharge all the costs, charges, and expenses attending to or incurred in or about such sale or otherwise in respect of the said Mortgaged Premises and in the next instance to apply such moneys in or towards satisfaction of all and singular the moneys for the time being owing on the security of these presents including one months, interest in lieu of notice payable to the Mortgagee on payment of the Mortgage Debt after the date and to pay the surplus if any of the said moneys unto the Mortgagor AND THE MORTGAGOR HEREBY AGREES AND DECLARES that the Mortgagee shall not be answerable or accountable for any involuntary losses which may be caused in or about the exercise or execution of the aforesaid powers and trusts or any of them AND THE MORTGAGOR HEREBY AGREES AND DECLARES that the power of sale hereinbefore contained may be exercised by any person or persons for the time being entitled to receive and give a discharge for the moneys for the time being owing on the security of these presents.

(c) **<u>Power to appoint Receiver</u>**

AND THE MORTGAGOR HEREBY AGREES AND DECLARES that the Mortgagee shall have power to appoint a Receiver of the income of the Mortgaged Premises or any part thereof under the provisions of the Transfer of Property Act, 1882 or any other law in force and that the Mortgagee shall in the event of any necessity for appointment of such a Receiver be at liberty to appoint any of its officers duly authorised in this behalf, as such Receiver by a writing signed by the Mortgagee and that the provisions of Section 69-A sub-sections (3) (4) (5) (6) (7) and (8) of the Transfer of Property Act, 1882 shall apply to such Receiver subject to the following modifications thereof, that is to say:

a) The Receiver shall be deemed to be agent of the Mortgagor and thus the Mortgagor shall be solely responsible for the Receiver's acts or defaults.

b) The Receiver shall be entitled to pay out of any money received by him all costs, charges and expenses incurred by him as Receiver and shall also be entitled to retain out any such money as commission at the rate of 5% on the gross amounts of all moneys received by him.

c) The Receiver shall without the necessity of a direction in writing by the Mortgagee insure and keep insured the Mortgaged Premises against loss or damages by fire for the aforementioned sum out of the money received by him.

d) The Receiver without any direction in writing by the Mortgagee shall be entitled to execute necessary and proper repairs to the said Mortgaged Premises.

e) The Receiver after making the payments referred to in Sec. 69-A sub-section (8) (i), (ii), (iii) and (iv) of the said Act shall from time to time pay the balance of the money received by him in or towards discharge of the principal amount due and payable by the Mortgagor to the Mortgagee, without any direction to that effect in writing by the Mortgagee until the whole of the principal amount due under these present is paid off.

Without prejudice to the generality of the foregoing, the Receiver upon his appointment becoming effective shall have the following powers: -

i. power to sell, hire out or otherwise dispose of the said Mortgaged Premises by public auction or private contract and with or without advertisement;

ii. power to appoint and Attorney/ Advocate and/or Accountant or Auctioneer or any other professionally qualified person/s to assist him in the performance of his functions;

iii. power to apply to the Court for directions in connection with the performance of his functions;

iv. power to bring or defend any action or other legal proceedings in the name and on behalf of the Mortgagor;

v. power to settle, arrange, compromise and refer to arbitration any question affecting the said Mortgaged Premises or in any way relating to the security and execute release or other discharges in relation thereto;

vi. power to effect and maintain insurance in respect of the said Mortgaged Premises or any part thereof of an insurable nature against any loss or damage by fire and against such other risks in such sum or sums as the Receiver shall think fit;

vii. power to do all acts and to execute in the name and on behalf of the Mortgagor any deed, receipt or other document and for that purpose to use the seal;

viii. power to draw, accept, make and endorse any bill of exchange or promissory note in the name and on behalf of the Mortgagor;

ix. power to appoint any agent to do any business which he is unable to do himself or which can more conveniently be done by an agent and power to employ and discharge servants;

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x. power to have carried out to the best advantage any work on the said Mortgaged Premises so far as he thinks it desirable to do in all respects and in general to do all such other things as may be necessary for the realisation of the said Mortgaged Premises;

xi. power to make any payment which in necessary or incidental to the performance on his functions;

xii. power to sell the said Mortgaged Premises, receive consideration on such sale of such property and execute such documents as may be required including Indenture of Conveyance, lodge Indenture of Conveyance for sale of property for registration, admit execution, file forms under Income Tax Act, 1961;

xiii. power to rank and claim in the bankruptcy, insolvency, sequestration or liquidation of any person or company indebted to the Mortgagor and to receive dividends, and to accede to trust deeds for creditors of any such person;

xiv. power to present or defend a Petition for the winding up of the Mortgagor and

xv. power to do all other things, incidental to the exercise of the powers mentioned above.

PROVIDED THAT nothing herein contained shall be deemed to empower or authorise the Mortgagee and/or the said officer of the Mortgagee and/or such other person to be appointed Receiver in the circumstances aforesaid, to sell, dispose off or lease or hire out the Mortgaged Premises over and above that what is sufficient for the purpose of realising the Mortgage Debt, the intent being that the Mortgagee and/or the said officer of the Mortgagee or such other person appointed by the Mortgagee as a Receiver shall not sell, lease, hire out or dispose off the Mortgaged Premises other than that which is sufficient for realising the outstanding amount of the Mortgage Debt.

(d) **Authority to execute documents**

AND THE MORTGAGOR HEREBY FURTHER AGREES AND DECLARES that the re-conveyance on the payment of the Mortgage Debt or the conveyance in case of sale, assignment or transfer of the Mortgaged Premises in exercise of the power of sale herein contained or transfer of mortgage or other assurance required to be executed by the Mortgagee shall if executed by any authorised officer of the Mortgagee be deemed as good and effectual as if the Mortgagee had authorised such person to execute the same.

(e) **Right of foreclosure**

PROVIDED ALWAYS AND THE MORTGAGOR HEREBY AGREES AND DECLARES that notwithstanding anything to the contrary contained in Section 67 of the Transfer of Property Act, 1882; in the event of default being made in repayment of any of the Mortgage Debt as specified in the Facility Agreement and as hereinabove contained the Mortgagee shall have a right to obtain from the Court a Decree that the Mortgagor shall be absolutely debarred of their right to redeem the property and to file a suit for foreclosure

(f) **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 ("the Securitisation Act")**

The actions as aforesaid would be without prejudice to the rights of the Mortgagee to take actions under the provisions of the Securitisation Act or any amendment thereof. .

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9. **MISCELLANEOUS PROVISIONS**

AND THE MORTGAGOR HEREBY AGREES AND DECLARES that in the event of the Mortgagee holding any other mortgage or a mortgage executed by the Mortgagor in respect of any other property or properties of the Mortgagor, the Mortgagee shall be entitled to sue for realisation of the Mortgage Debt secured by these presents without being bound to sue on the other mortgage or mortgages on other property or properties of the Mortgagor ALTHOUGH THE MONEY SECURED BY THE SAID OTHER MORTGAGE OR MORTGAGES HAD THEN BECOME DUE THE MORTGAGOR FURTHER AGREES AND DECLARES that the said Mortgaged Premises or any portion thereof being at any time taken up by Government of India or by any Municipal authority or any state, central, local, statutory authority or by the Income-tax department or by any other public body for a public purpose, the Mortgagee shall be entitled to receive the compensation which the Mortgagor may be entitled or declared to be entitled and to apply the same or a sufficient portion thereof towards repayment of the moneys for the time being due under these presents including interest in lieu of notice and all proceedings for ascertainment and apportionment of the compensation payable for the said Mortgaged Premises, shall be conducted by the Mortgagor through the Attorneys of the Mortgagee but if the Mortgagor does not do so, then the Mortgagee shall be entitled to engage another set of Attorneys and the Mortgagor shall repay on demand to the Mortgagee all costs charges and expenses that may be incurred by the Mortgagee with interest thereon at the stipulated rate, from the time of the same having been so incurred and that until such repayment the same shall be a charge upon the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be;

AND THE MORTGAGOR FURTHER AGREES AND DECLARES THAT the Mortgagor shall pay all costs, charges and expenses between Attorney and Client in anyway incurred or made by the Mortgagee of and incidental to these presents or of and incidental to or in connection with this security as well as for the assertion or defence of the rights of the Mortgagee as for the protection and security of the said Mortgaged Premises hereby granted, transferred, assigned and assured or expressed or intended so to be and for the demand, realisation and recovery of the Mortgage Debt secured by these presents or any part thereof or for the exercise of any of the powers contained in these presents or any part thereof or for the exercise of any of the powers contained in these presents and the same shall be paid on demand by the Mortgagor to the Mortgagee with interest thereon at the rate aforesaid from the time of the same having been so incurred and that until such re-payment the same shall be a charge upon the said Mortgaged Premises hereby granted, assigned, transferred and assured or expressed so to be.

AND THE MORTGAGOR FURTHER AGREES AND DECLARES THAT the Mortgagee shall be entitled to assign or transfer its mortgage or any or all of its rights with respect to the Mortgaged Premises or any right/s connected thereto or its obligations hereunder without the consent of the Mortgagor.

10. **JURISDICTION & ARBITRATION**

THE MORTGAGOR HEREBY AGREES AND DECLARES THAT this Deed shall be governed by the laws of India. Unless the same falls within the jurisdiction of the Debts Recovery Tribunal established under the Recovery of Debts Due To Banks and Financial Institutions Act, 1993, or any other competent authority for Debt related disputes constituted in any other law in future or which are in force, any and all claims and disputes arising out of or in connection with this Deed or its performance shall be settled by arbitration by a single Arbitrator to be appointed by the Mortgagee. The venue of arbitration shall be, either Mumbai or New Delhi or Chennai or Kolkata or at the concerned branch of the Mortgagee at the sole discretion of the Mortgagee. The arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time

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being in force and THE MORTGAGOR HEREBY AGREES AND DECLARES that the award of such Arbitrator shall be final and binding upon the MORTGAGOR.

In the event that the claim or dispute does not fall within the jurisdiction of the Debts and Recovery Tribunal established under the Recovery of Debts Due To Banks and Financial Institutions Act, 1993, for the purposes of arbitration mentioned this clause, including, without limitation, for the purposes of filing a petition for appointment of an arbitrator or arbitrators under section 11 of the Arbitration and Conciliation Act, 1996, the Courts aforesaid where the venue of arbitration is decided, or if law does not permit the same, the Courts of the city in which the concerned servicing branch of the Mortgagee is situated, shall have exclusive jurisdiction in respect of any suit, petition, reference or other filing permitted or required to be made pursuant to the Arbitration and Conciliation Act, 1996 in respect of the matters arising out of this Deed including, without limitation, a petition for appointment of an arbitrator or arbitrators under section 11 of the Arbitration and Conciliation Act, 1996 in relation to this Deed.

IN WITNESS WHEREOF the Mortgagor has hereunto set and subscribed its hands through its authorised representatives and seals the day and year first hereinabove written.

SCHEDULE 1

Item.	Particulars	
1.	Place of Execution of Agreement	Pune
2.	Date of Execution of Agreement	08th May 2018
3.	Name and Address of Mortgagor/s	**SANKET PROPERTIES PVT LTD**, a Company incorporated under provisions of the Companies Act, 1956 and having its office at **Sanskriti, Plot No 2, City Park, S No 586/A/B/1, Bibwewadi, Pune - 411037**
4.	Address of the concerned Branch Office of HDFC	**HDFC House, 1500 Shivajinagar, University Road, Pune -411005**
5.	Details of the said Premises	1. Mortgage of all that piece and parcel of the Project Land of "Kool Homes Panchamrut", constructed on land bearing S.No. 6, Hissa No. 2+3 (Part), totally admeasuring **14,049 sq.mtrs.** situate at Village Ambegaon Budruk, Taluka Haveli, District Pune (*excluding units as detailed in Annexure attached hereto*)together with construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land/construction thereon and all receivables, accruing to the Mortgagor's share, from sale of any unit constructed on the abovementioned project land. 2. Charge/Assignment of receivables, accruing to the Mortgagor's share, from sale of unit/s, both sold and unsold, constructed on the abovementioned project land and all insurance proceeds, both present and future.
6.	Date of the Offer Letter	**04th May 2018**
7.	Facility Amount (Amount in numbers and words):	**Rs. 20,00,00,000/- (Rupees Twenty Crores Only)**
8.	Sub-facilities that may be availed of by the Mortgagor/ Borrower	Not Applicable

SCHEDULE 2

COPY OF THE OFFER LETTER

The COMMON SEAL OF **SANKET PROPERTIES PVT LTD** the Mortgagor herein has pursuant to the Resolution of the Board of Directors of the Mortgagor passed in that behalf on **03rd May 2018** hereunto been affixed in the presence of **Mr. Dharmesh Gathani**, Director, who has signed these presents in token thereof of the Mortgagor

In the presence of:

1. (Anurag Tiwari)

2. (Harshad. Rajendagn)

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THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22 PUNE CITY, PUNE

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे

Annexure

Sr. No.	Bldg	Flat No.	Saleable Area (sq.ft.)
1	A	101	1140
2	A	103	1475
3	A	104	1140
4	A	201	1060
5	A	202	1475
6	A	203	1475
7	A	204	1060
8	A	301	1140
9	A	303	1475
10	A	304	1140
11	A	401	1060
12	A	402	1475
13	A	403	1475
14	A	404	1060
15	A	501	1140
16	A	503	1475
17	A	601	1060
18	A	603	1475
19	A	604	1060
20	A	701	1140
21	A	703	1475
22	A	704	1140
23	A	801	1060
24	A	802	1475
25	A	803	1475
26	A	901	1140
27	A	904	1140
28	A	1001	1060
29	A	1002	1475
30	A	1003	1475
31	A	1004	1060
32	A	1101	1140
33	A	1102	1475
34	B	102	1165
35	B	103	1275
36	B	104	1265
37	B	105	1130
38	B	106	1140
39	B	201	1065
40	B	202	1080
41	B	203	1275
42	B	204	1265
43	B	205	1045
44	B	206	1050
45	B	301	1150
46	B	302	1165
47	B	303	1275
48	B	304	1265
49	B	305	1130
50	B	306	1140
51	B	401	1065
52	B	402	1080

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53	B	403	1275
54	B	404	1265
55	B	405	1045
56	B	406	1050
57	B	501	1150
58	B	502	1165
59	B	503	1275
60	B	504	1265
61	B	505	1130
62	B	506	1140
63	B	601	1065
64	B	602	1080
65	B	603	1275
66	B	604	1265
67	B	605	1045
68	B	606	1050
69	B	702	1165
70	B	703	1275
71	B	704	1265
72	B	705	1130
73	B	706	1140
74	B	801	1065
75	B	802	1080
76	B	803	1275
77	B	804	1265
78	B	805	1045
79	B	901	1150
80	B	902	1165
81	B	903	1275
82	B	904	1265
83	B	905	1130
84	B	906	1140
85	B	1001	1065
86	B	1002	1080
87	B	1003	1275
88	B	1004	1265
89	B	1005	1045
90	B	1006	1050
91	B	1101	1150
92	B	1102	1165
93	B	1103	1275
94	B	1104	1265
95	B	1106	1140
96	C	102	1455
97	C	103	1455
98	C	301	1115
99	C	302	1455
100	C	401	1040
101	C	503	1455
102	C	601	1040
103	C	602	1455
104	C	603	1455
105	C	604	1040
106	C	701	1115
107	C	801	1040

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108	C	802	1455
109	C	1002	1455
110	C	1004	1040
111	C	1102	1455

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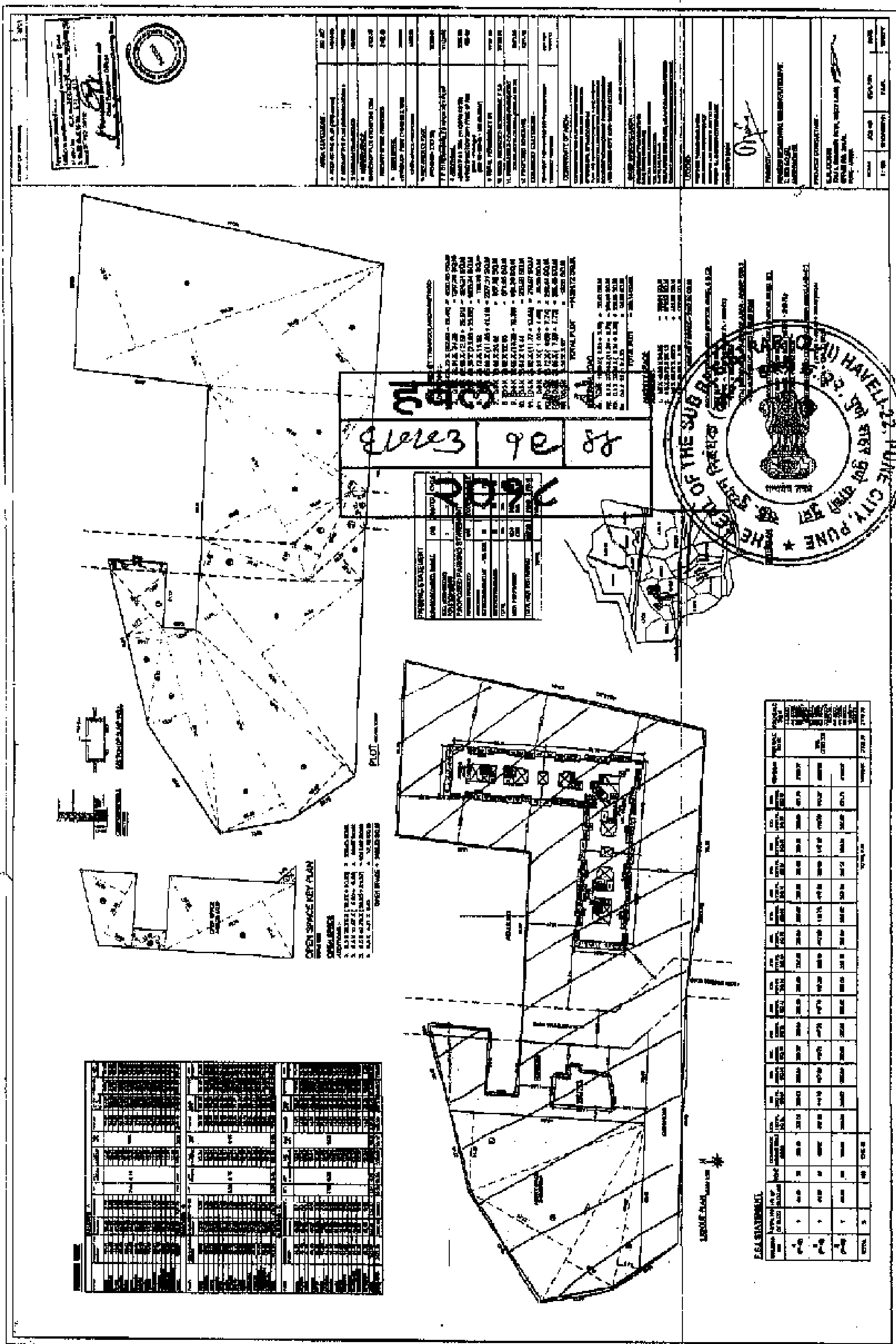
THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर पुणे



Area of security marked in Red

HDFC

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

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THE SEAL OF THE SUB REGISTRAR (C) HAVELI-22, PUNE CITY PUNE

Sanket Properties Pvt Ltd
Sanskriti, Plot No. 2 City Park
SR No 586A/B/1,
Bibwewadi,
Pune.
May 04 2018

Dear Sirs,

With reference to your application and further to our recent discussions we set out below the terms of the proposed Financial Facility. If this is acceptable please acknowledge and return a copy of this letter.

1	**Loan Account No.**	6230253237
1a	**Borrower**	Sanket Properties Pvt Ltd (SPPL)
2	**Amount**	Rs 20.00 Crores (Rupees Twenty Crores only).
3	**Purpose**	Term Loan to SPPL for the construction of its Residential Project "Kool Homes Panchamrut",Kondhwa, Pune.
4	**Drawdown**	1. Loan to be drawndown within 30 days. Each drawal should be at least Rs 10.00 lacs (and an integral multiple of Rs 10.00 lacs) 2. If drawdown does not happen within 30 days all the terms of this letter is subject to review by HDFC. 3. Disbursements and proceeds from the sales to be utilised towards the development of the project. 4. The Borrower shall ensure registration and compliance with Real Estate (Regulation and Development) Act, 2016 ("RERA") and rules framed thereunder. The Borrower shall also ensure continued adherence with RERA and rules there under until repayment of the Facility in full.
5	**Term**	36 months from the date of first disbursement

HDFC House, 1500 Shivaji Nagar, University Road, Pune 411 005. Tel: 25505000. Fax: 020-25536213.
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.
Corporate Identity Number: L70100MH1977PLC019916

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<table>
<tr><td>6</td><td>Repayment</td><td>SPPL will open an Escrow Account and a Designated Account with HDFC Bank Ltd. SPPL will inform flat/ unit purchasers to draw all cheques in favour of 'SPPL' Escrow Account No__________ and ensure that all receivables from the project are deposited in this account. 15% of all the moneys received in the Escrow account, will be paid to HDFC Ltd towards principal repayment, the balance funds will be transferred to the Designated Account and GRL will utilise for construction of project and for interest payment / repayment of the Loan to HDFC. The escrow percentage will be reviewed on quarterly basis and at the time of every disbursement.
Notwithstanding anything mentioned above, the outstanding balances at the end of the respective months will be maintained as per the schedule given below :
<table>
<tr><th>End of Month from the date 1st disbursement</th><th>Outstanding Balance (Rs in Crores)</th></tr>
<tr><td>27</td><td>18.00</td></tr>
<tr><td>28</td><td>16.00</td></tr>
<tr><td>29</td><td>14.00</td></tr>
<tr><td>30</td><td>12.00</td></tr>
<tr><td>31</td><td>10.00</td></tr>
<tr><td>32</td><td>8.00</td></tr>
<tr><td>33</td><td>6.00</td></tr>
<tr><td>34</td><td>4.00</td></tr>
<tr><td>35</td><td>2.00</td></tr>
<tr><td>36</td><td>Nil</td></tr>
</table></td></tr>
<tr><td>7</td><td>Security</td><td>1. Mortgage of the project land admeasuring 14,049 sqmtrs along with construction thereon at S.No. 6/2, 6/3, Ambegaon, Pune.
2. Personal guarantees of Mr Dharmesh Gathani, Mrs Jyoti Gathani and Mr Sagar Mehta.
3. Exclusive Charge on scheduled sales receivables of the funded project and all insurance proceeds, both present & future.
4. Any other security of higher or equivalent value acceptable to HDFC.</td></tr>
</table>

7A	**Security Release**	SPPL will obtain a specific release letter for every unit sold before the Agreement to sell is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a Home Loan. The charge created by HDFC would not be released if the above letter is not obtained.
8	**Security Cover**	Security cover of 1.50 times the outstanding loan will be maintained throughout the tenure of the loan
9	**Interest Rate**	As in the Facility Agreement, inter alia including but not limited to the following: 1. The rate of interest applicable on the said Financial Facility is linked to HDFC's Corporate Prime Lending Rate (HDFC CPLR). The HDFC CPLR as on date is 17.85% per annum and the Applicable Rate for the said Financial Facility will be 12.50% per annum (HDFC CPLR less 535 basis points). (a) You shall pay to HDFC interest on the said Financial Facility at the end of every month, i.e. on or before the last day of every month, at the Applicable Rate, plus tax or other statutory levy, if any. Provided the aforesaid Applicable Rate shall be reset at each "Reset Date" on the said Outstanding Financial Facility amount, based on the then prevailing HDFC CPLR rate and you shall thereafter pay interest at such reset rate. Provided the last interest installment shall be paid simultaneously with the last installment of the principal amount of the said Financial Facility. Interest shall be payable from the date of first disbursement and shall be calculated on the basis of a year of 365 days (b) "Applicable Rate" shall mean HDFC Corporate Prime Lending Rate (CPLR) plus/ minus Spread that will be applicable from time to time on each disbursement of the said Financial

		Facility. (c) "Reset Date" shall mean 1[st] of every calendar month from which the Applicable Rate is calculated and becomes Applicable on the Borrower. (d) HDFC may, at its sole discretion, charge Interest on the said Financial Facility at the weighted average Rate of interest on the disbursements made out of the said Financial Facility. For the purpose of this clause "weighted average rate" means the weighted mean of the Rates of interest Applicable to the said Financial Facility. 2. HDFC at its option and discretion may change the interest rate spreads as on the date of the signing of the Facility Agreement.
10	**Administrative Fees**	1.00% + Applicable Taxes
11	**Retail Business Participation**	Any funding opportunity, which arises in the Project with regard to the sale of residential / commercial units, either on completion or during the course of construction, shall be first offered by SPPL to HDFC on a best effort basis.
12	**General Disclosure**	SPPL shall, in its communication with the prospective buyers and/or any person by way of Pamphlets / Brochures, etc, specifically disclose that the property with respect to which the flats are being offered for sale and/or are being constructed is mortgaged to HDFC as a security towards financial assistance availed by it from HDFC for the construction / development of the Project on the property.
13	**Valuation**	The Borrower shall: (i) carry out valuation or update valuation of the Project / Project Property / Secured Property / Security through professionally qualified external independent valuers acceptable to the Lender at such intervals / frequency as may be stipulated by the Lender and at the sole cost and expense

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THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

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THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर पुणे यांचा शिक्का

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		of the Borrower and (ii) ensure compliance of and continued adherence to the rules, regulations, circulars and notifications issued by NHB in this connection read with the valuation policy of the Lender as amended or revised from time to time until Repayment of the Financial Facility together with all its related dues in full.
14	Legal Costs	For the account of the Borrower whether or not the Financial Facility or any part is drawn.
15	Law and Jurisdiction	India

The Financial Facility availability is subject to documentation. This letter of offer shall stand unilaterally revoked and cancelled and shall be absolutely null and void even after acceptance by you, if:

(a) There are any material changes in the proposal for which the said Financial Facility is, in principle, sanctioned.

(b) Any material fact concerning your profits or ability to pay, or any other relevant aspect of your application of Financial Facility is withheld, suppressed, or concealed or not made known to us.

(c) Any statement made in the application is found to be incorrect or untrue

(d) The Facility Agreement and other documents, as required by us are not executed within a period of 30 days form the date hereof or during any further extension of the period mutually agreed upon.

(e) Any information as may be required by HDFC from time to time pertaining to the project is not furnished in the form prescribed/approved by HDFC.

(f) As an outcome of legal due diligence, HDFC is of the view that it is unviable to proceed further with the offer as made hereinabove.

If the offer is acceptable to you, kindly sign the copy marked "Acceptance Copy" in token of your acceptance and return it within 15 days from the date of this letter. Along with the Acceptance Copy, you are requested to send us a cheque/ demand draft of Rs 23,60,000/- in favour of HDFC Limited payable at Pune on account of Fees of Rs 20,00,000/-(Rupees Twenty Lacs Only) and GST of Rs 3,60,000/- (Rupees Three Lakh Sixty Thousand Only) failing which the offer is liable to be withdrawn.

HDFC
HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
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We look forward to your acceptance of this offer in order to expedite the conclusion of this transaction and the disbursement hereunder.

Yours faithfully,
For HOUSING DEVELOPMENT FINANCE CORPN. LTD

Housing Dev Finance Corpn. Ltd. Pune

AUTHORISED SIGNATORY

Accepted,

SANKET PROPERTIES PVT. LTD. PUNE

(Name & signature of Authorised Signatory)
(Stamp of the company)

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२०९८		

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२ पुणे शहर

HDFC House, 1800 Shivaji Nagar, University Road, Pune 411 005. Tel: 25505000. Fax: 020-25536213.
Regd. Office: Ramon House, H.T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.
Corporate Identity Number: L70100MH1977PLC019916

म.ज.मु.-२७,००,०००-७-०४-एडतदम/ ...
(Govt. Order ... dt ...)
...

गाव नमुना सात (अधिकार अभिलेख पत्रक)

म. ना. २४ म.
R. V. 24 m.

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

(3)

गाव आंबेगाव बुद्रुक — तालुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नाव	खाते क्रमांक 000005
८१२		खालसा	७८४ ६५४	कुळाचे नाव — खंड रु. पै.
शेताचे स्थानिक नाव			गुलाब भाऊ कोंढरे ९६४५२ ९२५५० ९५१०	

लागवडीयोग्य क्षेत्र	हेक्टर	आर	भोगवटदाराचे नाव	इतर अधिकार
....	१	०२	रामू नाथू कोंढरे	६०५३
....			दामू नाथू कोंढरे ६५९१ ६८५१	अर्बन सिलींग पात्र ३१००-चौ.मी. ९१७९ ९६४५१
....				
एकूण	१	०२	विद्या सुदाम शिपाले ६५४१ ७१९७ ९६०३१	
पोटखराब (लागवडीयोग्य नसलेले)-	-	९४	१) विवेक शंकर गोगटे	
वर्ग (अ) ..			२) प्रसाद विवेक गोगटे ९६४००	
वर्ग (ब) ..			७१९९ ८७३१ ०-७५	
एकूण ..	१	९६	पार्वती विश्वनाथ जगदे	
	रुपये	पैसे		
आकारणी ..	२	३१	७४०१ ००२ आर	सीमा आणि भूमापन चिन्हे
जुडी किंवा विशेष आकारणी ..			प्रदिप विठ्ठल जगदाळे ०-०५ आर	

१) सुरेखा दिनकर पेरुणकर २) सविता सुरेश ... १-०३ आर ... ७६४१४

गाव नमुना बारा (पिकांची नोंदवही)

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

७७७१

१) सुधमा अशोक ... ०-०१ आर

१) रवींद्र २) नवनाथ ३) मालन काळु कोंढरे ४) रत्नाबाई शिवाजी कोंढरे ५) शालुबाई मारुती शेडगे ६४०१

१) रमेश केशव मेहता २) सुनिता रमेश मेहता ३) आक्कुला ... ४) सुप्रिम प्रशांत ... ७७७४ ०-०७ आर

डॉ. अशोक सदाशिव भावे ७०७६६ ०-५ आर

शिरीष दिनकर ... ७६०१ ०-०५ आर

शरीकांत सिताराम ... ७०४२ ०-०३ आर

पिकांखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकांखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
		हे. आ.	हे. आ.			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		
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२०१२/२०१३	ख							पड						खु"
२०१३/१४	ख							पड						खु
२०१४/१५	ख							पड						खु
२०१५/२०१६	ख							पड						खु

पिपुरवणी ...

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गाव नमुना बारा चालू

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			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
२०९५/२०९६	नग						पड							रद्द	

21 MAR 2018

सदर ७/१२ दि. ३०/८/२०१६ पर्यंत अद्ययावत

तलाठी
आंबेगाव बुद्रुक
ता. हवेली, जि. पुणे

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THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर

नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

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

गाव: आंबेगाव खुर्द   तालुका: हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाते क्रमांक 000007
६/	२		ज्ञानेश्वर रामचंद्र मिसाळे ०-१२ आर (८८८८)	कुळाचे नाव / खंड रु. पै.

शेताचे स्थानिक नाव: पुरवणी पा. क्र.-१

लागवडीयोग्य क्षेत्र	हेक्टर	आर
....		
....		
....		
एकूण		
पोटखराब (लागवडीयोग्य नसलेले)-		
वर्ग (अ) ..		
वर्ग (ब) ..		
एकूण ..		
	रुपये	पैसे
आकारणी ..		
जुडी किंवा विशेष आकारणी ...		

भोगवटादाराचे नाव (पुढे):

हेमंत पुरुषोत्तम घिरनीस (९५५) ०-०२.५ आर

श्रीपाद विनायक अभ्यंकर (९५७) ०-०२.५ आर (९५८) (९५७००)

सुधीर राजाराम पंडीत (९५८) ०-०५ (५३०) (९५९५६)

कुणाल अन्यु बसलवार (५३१) ०-०२

सुनिल रामगोंडा पाटील ०-०२

दत्तात्रय रघुनाथ खरटे ०-०२ आर (५३३)

जालु नीरीश शिंदे ०-०२ आर (८६३०)

मंजुषा प्रदीप जगदाळे ०-०२.५ आर (८६४०) (९६०८०) (९८१४)

इतर अधिकार

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकाची नोंदवही)

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

पिकाखालील क्षेत्राचा तपशील | मिश्र पिकाखालील क्षेत्र | निर्भेळ पिकाखालील क्षेत्र | लागवडीसाठी उपलब्ध नसलेली जमीन

वर्ष | हंगाम | घटक पिके व प्रत्येकाखालील क्षेत्र | हे. आ. | हे. आ. | हे. आ. | हे. आ. | हे. आ.

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माळवाडी ... (९१०३) (९५७५५) (९५८३३)

१) हेमंत पुरुषोत्तम मिरनीस

२) श्रीपाद विनायक अभ्यंकर (९८९६६) ०-०१ आर २०

सुलभा मारुतीराव मिसाळे

सुरेश मारुती मिसाळे यांचे पान क्र. ७ (९६४२६)

सुभाष व राजाराम हरीभाऊ कोंढरे

कलावती मारुती जगताप

कामिनी घनशाम शिरोळे

श्रीमती कमलबाई हरीभाऊ कोंढरे

गणेश व प्रफुल्ल एकनाथ कोंढरे

आशा व स्वाती कुरीमा

अलका एकनाथ कोंढरे (९४१०४) ८५८४

मे. साई वास्तु बिल्डर्स भागीदार

१) विशाल सुरेश पवार

२) राजु तुकाराम पाठारे

३) भरत तुकाराम शिंदे

४) रुपेश तानोबा चौधरी

५) योगेश उत्तम हुले ०-०१ आर (९५८३३) (९५८९९) (९६४९३)

डायनॅमिक रिअल्टर्स प्रा.लि. तर्फे डायरेक्टर श्री. दर्शेश किशोर गाडगी (९६५६५) १५५०-चौ.मी

१) श्रीमती हबुबाई मुरलीधर कोंढरे

२) मंजुळाबाई आबु पवळे

३) बालिका विनायक तुपे

४) कला विलास कुबवणे

५) रोहिणी संजय कवडे (९६४९३)

६) कारूराम मुरलीधर कोंढरे (९६४५२)

अशोक विठ्ठल जगदाळे (९६०३६) ०-०२ आर

कविता किशोर गाडगी

ज्योती दर्शेश गाडगी ०-१५.५ आर (९६५००)

सविता अशोक जगदाळे ०-०२.५ आर (९६०८०) (९६७७५)

हवल-२२

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THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर पुणे
सत्यमेव जयते

गाव नमुना सात (अधिकार अभिलेख पत्रक) R. V. 24 m.

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

गाव ~~आंबेगाव बुद्रुक~~ तालुका हवेली (७)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	
६	३	खालसा	(२५३) (९५७) (६७१) (१३१११)	खाते क्रमांक 000009
शेताचे स्थानिक नाव			१) अशोक गुमानमल ओसवाल	कुळाचे नाव खंड
			२) लिला अशोक ओसवाल	रु. पै.
लागवडीयोग्य क्षेत्र	हेक्टर	आर	(७४७७) ०-०५.५ आर	
		० ५०	रतनलाल हिराचंद शहा	इतर अधिकार (६०७)
एकूण		० ५०	(७४७६) ०-१.५ आर	
पोटखराब (लागवडीयोग्य नसलेले)-		० ०६	सतीश रामचंद्र पाठक	
वर्ग (अ) ..			(७८९०) ०-०२ आर	
वर्ग (ब) ..			१) रत्नाकर वामन महाजनी	
एकूण ..		० ५६	२) सुनिता रत्नाकर महाजनी	
	रुपये	पैसे	(७८१) ०-०५ आर	
आकारणी ..			१) रविंद्र २) नवनाथ ३) मोहन	
जुडी किंवा विशेष आकारणी ..		७ ६५	बाबु कोंढरे ४) रत्नाबाई शिवाजी काळे	सीमा आणि भूमापन चिन्हे
			५) शालुबाई मारुती शेलार (६०७)	

मेघला माधव गुप्ते
माधव श्रीपाद गुप्ते
(६१४) ०-०३.५ आर
सुधीर सिताराम बागल
(६१५)
१) एम्. सी. जोशी
२) भीमती मधुरा सेठ
(७२२) ०-०१ आर

गाव नमुना बारा (पिकांची नोंदवही)

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

सुयश सहकारी गृहरचना संस्था
(७०४७) (७०८६) ०-३५ आर (१००४७)
अनिल अरगडे

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		
२०११/१२	खरीप						२.५६						
२०१२/१३	खरीप						२.५६					खुद'	
२०१३/२०१४	खरीप						२.५६					खुद''	
२०१४/१५	खरीप						२.५६					खुद''	
२०१५/१६	खरीप						२.५६					खुद	

पांडुरंग रामभाऊ उर्फ रामू कोंढरे
सुरेश रामभाऊ उर्फ रामू कोंढरे
सरुबाई अंकुश पिंपळे
उज्वला पांडुरंग कोंढरे
पुष्पा ज्ञानेश्वर शिंगाडे
अमर सुरेश कोंढरे
प्रविण सुरेश कोंढरे
प्रमिळा संदीप रेणुसे
(१३१११) ०-०२ आर
(७१५७०) (७१५७१)
टिप-पुरवणीला

गाव नमुना बारा चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
२०१५/२०१६	२							पञ						२७	

21 MAR 2018

सदर ७/१२ दि. ३०/५/२०१६ पर्यंत अद्ययावत

तलाठी
आंबेगाव बुद्रुक
ता. हवेली, जि. पुणे

हवल-२२
६५०३ | २० | ४४
२०१८

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE ★
दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर पुणे

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 आंबेगाव बुद्रुक | तालुका हवेली | ६ | 000011

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
६	3	

शेताचे स्थानिक नाव: पुरवणी पान ५-१

लागवडीयोग्य क्षेत्र	हेक्टर	आर
....		
....		
....		
एकूण		
पोटखराब (लागवडीयोग्य नसलेले)-		
वर्ग (अ) ..		
वर्ग (ब) ..		
एकूण ..		
	रुपये	पैसे
आकारणी ..		
जुडी किंवा विशेष आकारणी ..		

भोगवटादाराचे नाव

कोंडीबा दामू कोंढरे
संतोष कोंडीबा कोंढरे
पंचमी लाडू कुंभडे
कुंदा चंद्रकांत कुंभडे
(१३९११) ००१.२५आर
(१४२९२-३१)
पांडुरंग रामभाऊ कोंढरे
सुरेश रामभाऊ कोंढरे
सरूबाई काळा ढिपणे
(१५४६०)
१) सुवर्णा २) शुभम् शशिकांत कोंढरे
(१५४६१)

खाते क्रमांक
कुळाचे नाव खंड
रु. पै.

इतर अधिकार

सीमा आणि भूमापन चिन्हे

गाँव नमुना बारा (पिकांची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील — मिश्र पिकाखालील क्षेत्र — मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र — पिकाचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र — पिकाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन — स्वरूप	क्षेत्र	जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नाव	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			

हवल-२२
६७०३/३७/६४
२०१८

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर
सत्यमेव जयते

गाव नमुना बारा मागू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			

हवल-२२

६५७३ | ३५ | ४४

२०१८

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE * दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर जि. पुणे

R. V. 24 m.

(लेखे करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

(७)

तालुका हवेली

वाचा :- १) श्रीमती. मेघना अशोक भावे व इतर यांचे तर्फे कु.मु.धा. संकेत प्रॉपर्टीज प्रा.लि. तर्फे संचालक श्री. धर्मेश किशोर गाठाणी व इतर, रा.३, इथियस हाऊस, कँप, पुणे यांचा अर्ज दि. २९/१०/२०१३.

२) मा. आयुक्त, पुणे विभाग यांचेकडील परिपत्रक क्र.मह-२/जमीन/आरआर/७७२/२००३, दि.२२/९/२००३.

३) सहा.संचालक,नगररचना,पुणे शाखा,पुणे यांचे कडील पत्र जा.क्र.रेखांकन/एनएबीपी/ मौ.आंबेगाव बु./ता.हवेली/स.नं.६/२ व ६/३पै./सक्षंपु/२७४३, दिनांक १३/५/२०१४.

४) प्रभारी अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, पुणे नागरी समुह, पुणे यांचेकडील दिनांक ३ मे, २०११ रोजीचे पत्र.

५) नगर विकास विभागाकडील परिपत्रक क्र.नाजक २२११/प्र.क्र.१३८/नाजकधा-२, दिनांक ७/०६/२०११.

६) वन संरक्षक, पुणे वन विभाग, पुणे यांचेकडील क्र.कक्ष-६/जमीन/११५/२००९-२०१०, दि.१४/०५/२००९

७) महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४.

८) या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/१०४४/२०१०, दिनांक १२/९/२०११

९) भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्र. F.No. १-४-२०१३-IA(PI) दि.१३/११/२०१३

१०) अपर जिल्हाधिकारी व सक्षम प्राधिकारी, पुणे नागरी समुह, पुणे यांनी पत्र क्र.युएलसी/टे.क्र.७/ एनए/एसआर/२०१/२०१५, दिनांक १३/३/२०१५.

११) महाराष्ट्र शासन, नगर विकास विभाग यांचेकडील अधिसूचना क्र.टिपीएस १८१५/ १२०४/१३/प्र.क्र.८७/१५ नवि-१३, दि.३१/०३/२०१५

जिल्हाधिकारी कार्यालय पुणे.
(महसूल शाखा)क्र.डीसी/१६००/२०१३
क्र.पमह/एनए/एसआर/९२३/२०१३
पुणे, दिनांक१९/०५/२०१५.

जिल्हाधिकारी पुणे

विषय- **महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ नुसार अकृषिक परवानगी देणेबाबत...**
मौजे-आंबेगाव बु. ता. हवेली जि.पुणे येथील जमीन स.नं. ६/२ व ६/३ मधील एकुण ११६७५-०० चौ.मी. क्षेत्रापैकी यापुर्वी अकृषीक परवानगी दिलेल्या ११६१७-४९ चौ.मी. क्षेत्रात नव्याने समाविष्ट केलेल्या २४३२-०० चौ.मी. क्षेत्रावर निवासी प्रयोजनार्थ महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ अन्वये अकृषिक परवानगी.

आदेश,

मौजे-आंबेगाव बु. ता. हवेली जि.पुणे येथील जमीन स.नं. ६/२ व ६/३ मधील एकुण ११६७५-०० चौ.मी. क्षेत्रापैकी यापुर्वी अकृषीक परवानगी दिलेल्या ११६१७-४९ चौ.मी. क्षेत्रात नव्याने समाविष्ट केलेल्या २४३२-०० चौ.मी. क्षेत्रावर निवासी प्रयोजनार्थ महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ अन्वये अकृषिक परवानगी मिळणेकामी अर्जदार श्रीमती. मेघना अशोक भावे व इतर यांचे तर्फे कु.मु.धा. संकेत प्रॉपर्टीज प्रा.लि. तर्फे संचालक श्री. धर्मेश

हवल-२२		
६०७७३	३३	४४
२०१८		

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

३

किशोर गाठाणी व इतर, ४१.३, इथिक्स हाऊस, कँप, पुणे यांनी दिनांक २९/१०/२०१३ रोजी या कार्यालयात विनंती अर्ज सादर केला आहे.

यापुर्वी या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/१०८४/२०१०, दि.१२/९/०११ अन्वये ११६१७-४९ चौ.मी. क्षेत्रावर अकृषीक परवानगीसह बांधकाम परवानगी देणेत आली आहे.

अर्जदार यांनी सादर केलेले रेखांकन/बांधकाम आराखड्याना मंजुरी देणेची शिफारस सहाय्यक संचालक, नगररचना, पुणे यांनी त्यांचेकडील पत्र जा. क्र.रेखांकन/एनएबीपी/मौ.आंबेगाव बु./ता.हवेली/स.नं.६/२ व ६/३पै./ससंपु/२७४३, दिनांक १३/५/२०१४ रोजीच्या पत्रान्वये केलेली आहे.

मौजे-आंबेगाव बु. तालुका- हवेली, जिल्हा-पुणे येथील विषयांकित मिळकतींचे सादर अभिलेखांवरून खालील प्रमाणे क्षेत्र जमिन मालक यांचे हक्कनोंदणीस दाखल असल्याचे दिसुन आहे.

अक्र	जमिन मालकाचे नाव	स.नं.	७/१२ नुसार एकुण क्षेत्र (चौ.मी)	बांधकाम/रेखांकन परवानगी द्यावयाचे क्षेत्र (चौ.मी)
१	मेघना अशोक मावे	६/२	५००-००	५००-००
२	डॉ. अशोक सदाशिव मावे		५००-००	५००-००
३	गिरश दिनकर जायफळकर		५००-००	५००-००
४	ज्ञानेश्वर रामचंद्र भिलारे		१२००-००	१२००-००
५	सुधीर राजाराम पंडीत		५००-००	५००-००
६	इथिक्स रिअल्टर्स प्रा.लि. तर्फे डायरेक्टर श्री. धर्मेश किशोर गाठाणी		१५५०-००	१५५०-००
७	कविता किशोर गाठाणी ज्योती धर्मेश गाठाणी		१५५०-००	१५५०-००
८	छबुबाई गुलाब कोंढरे		८३-००	८३-००
९	सुभाष व राजाराम हरीभाऊ कोंढरे कलावती मारुती लायगुडे रुक्मीणी धनशाम लिपाणे लक्ष्मीबाई हरीभाऊ कोंढरे गणेश व प्रफुल्ल एकनाथ कोंढरे उल्का एकनाथ कोंढरे		९६६-००	९६६-[illegible]
१०	सुरेश दिनकर येरुणकर सविता सुरेश येरुणकर		३००-००	३००-००
११	रमेश केशव मेहता सुनिता रमेश मेहता बाळकृष्ण बाबुराव कोरडे सुप्रीया प्रशांत बोत्रे		१७००-००	१७००-००
१२	अशोक घुमनमल ओसवाल ललिता अशोक ओसवाल	६/३	९५०-००	९५०-००
१३	रतनलाल हिराचंद शहा		९५०-००	९५०-००

१४	सतीश रामचंद्र पाठक	२००-००	२००-००
१५	रत्नाकर वामन म्हाळगी सुनिता रत्नाकर म्हाळगी	४००-००	४००-००
१६	सुयश सहकारी गृहरचना संस्था चेअरमन ज्ञानेश्वर बबन आरगडे	१७००-००	१७००-००
१७	मेघना माधव गुपचुप माधव श्रीधर गुपचुप	३५०-००	३५०-००
१८	सुधीर सिताराम कणकर	३२५-००	३२५-००
१९	एम.सी. जोसेफ मर्सी जोसेफ	५००-००	५००-००
२०	कोंडीबा दानु कोंढरे संतोष कोंडीबा कोंढरे पंढरी दामु धुमळे केदा चंद्रकांत धुमळे	१२५-००	१२५-००
२१	एकुण	१४०४९-००	१४०४९-००
२२	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र ७/१२ नुसार		१४०४९-००
२३	रस्ता रूंदीने बाधीत क्षेत्र		००-००
२४	रेखांकनात समाविष्ट असलेले निव्वळ क्षेत्र		१४०४९-००
२५	यापुर्वी अकृषीक परवानगी दिलेले क्षेत्र		११६१७-४९
२६	नव्याने समाविष्ट केलेले क्षेत्र.		२४३२-००
२७	रेखांकनाचे प्रयोजन		निवासी

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोंद उतारे, वन विभागाकडिल राखीव वनाची यादी, तहसिलदार, हवेली यांचा स्थळपाहणी अहवाल व कार्यालयातील ॲलिनेशन रजिस्टर मधील नोंदी यावरुन दिसून येते की,

१. विषयांकीत नव्याने समाविष्ट केलेले क्षेत्र जमीन मालक यांना खरेदीने, वारसनोंदीने व हक्कसोड प्रमाणे प्राप्त झाले असून, त्याबाबतच्या नोंदी फे.फा.क्र. १६४९३, १४१०४, ७७५०, ७७५१ व १४२९२ अन्वये दाखल झाल्या आहेत. जमीन मालक यांचे तर्फे कुलमुखत्यारधारक यांनी प्रकरणी नव्याने समाविष्ट केलेल्या वाढीव क्षेत्रावर अकृषीक परवानगी मिळणेची विनंती केली आहे.

२. प्रश्नाधिन मिळकत या कार्यालयाकडिल ॲलिनेशन रजिस्टर मधील नोंदी पाहता सदर जमीन इनाम / वतन संवर्गातील नाही.

३. वनसंरक्षक, पुणे वन विभाग, पुणे यांनी या कार्यालयास दिनांक १४/०५/२००९ रोजी सादर केलेली यादी व सीडी तसेच १९५५ पासूनचे ७/१२ व फेरफार उतारे पाहता प्रस्तुत क्षेत्र राखीव वन संज्ञेत येत नाही.

४. तहसिलदार हवेली यांचेकडील पत्र क्र.बिनशेती/एसआर/४४७/२०१४, दिनांक १३/८/२०१४ अन्वये सादर स्थळपाहणी अहवालानुसार प्रश्नाधिन क्षेत्रामधून उच्च दाबाची विद्युत वाहिनी जात नाही.

५. तहसिलदार हवेली यांचेकडील पत्र क्र.बिनशेती/एसआर/४४७/२०१४, दिनांक १३/८/२०१४ अन्वये सादर स्थळपाहणी अहवालानुसार प्रश्नाधिन क्षेत्रामध्ये अकृषिक परवानगी देणेपुर्वी अकृषिक वापर सुरु नाही.

हवल-२२
६७६२३ | ३५ | ४४
२०१८

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI 22, PUNE CITY, PUNE
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२, पुणे शहर

६. भारत सरकार पर्यावरण व वन विभागाकडील नोटीफीकेशन क्रमांक. F.No. १-४/२०१३-RE(Pt.), दि. १३/११/२०१३ अन्वये Ecologically Sensetive (ESA) घोषित केलेल्या गावांच्या यादीमध्ये मौजे. आंबेगाव बु., ता.हवेली, जि.पुणे या गावाचा समावेश नाही.

७. सदर गावांस युएलसी कायदा लागू आहे.

नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम, १९७६ निरसित करण्यात येऊन शासनाने नागरी जमीन (कमाल धारणा व विनियमन) निरसन अधिनियम, १९९९ दिनांक २९/११/२००७ पासुन स्विकृत केलेला आहे. शासनाचे नगरविकास विभागाकडील पत्र क्र.नाजक-१०(२००८)/प्र.क्र.१/ २००८/नाजकधा-१, दिनांक ०१ मार्च, २००८ अन्वये कलम १०(३), १०(५), २० व २१ अंतर्गत करण्यात आलेली कार्यवाही वगळता अन्य कलमांतर्गत झालेल्या कार्यवाहीबाबत ना.ज.क.धा. अधिनियमा अंतर्गत परवानगीची आवश्यकता नाही. तथापि, जमीन धारकाकडुन/ विकासकाकडुन विक्री अथवा विकसन परवानगी मागितलेल्या मिळकती संदर्भात निरसन अधिनियमाच्या संरक्षित कलमांतर्गत त्यांच्या मिळकती संदर्भात कार्यवाही झालेली नाही, या आशयाचे शपथपत्र व बंधपत्र रु.३००/- चे स्टॅम्पपेपरवर घेण्यात येऊन जमिनीचे हस्तांतरण व विकसनास परवानगी देण्यात यावे अशा सुचना दिलेल्या आहेत.

त्यानुसार अर्जदार यांनी विहित नमुन्यातील शपथपत्र व बंधपत्र रु.३००/- चे स्टॅम्पपेपरवर दिनांक २७/१/२०१५ रोजी सादर केलेले आहे. सादर केलेल्या शपथपत्र व बंधपत्रानुसार विषयांकित मिळकतीबाबत विवरणपत्र दाखल केले असल्याचे नमूद करुन त्यामध्ये प्रश्नाधिन मौजे आंबेगाव बु., ता.हवेली, पुणे येथील विषयांकीत मिळकतीमधील क्षेत्र हे अतिरिक्त नसल्याचे प्रतिज्ञापित केले आहे.

प्रस्तुत मिळकतीबाबत युएलसी कायद्यातर्गत अर्जदार यांनी विवरणपत्र दाखल केले होते काय? तसेच कलम १०(३), १०(५) अन्वये कार्यवाही केलेल्या यादीमध्ये तसेच कलम २० अन्वये सुट दिलेल्या, कलम २१ खालील योजनांचे यादीत सदर जमिनीचा समावेश आहे काय? तसेच प्रकरणामध्ये कलम ८ (४) अन्वये निर्णय होवुन अतिरिक्त क्षेत्र निरंक घोषित केले असलेस सदरचे प्रकरण आपल्या कार्यालयामध्ये उपलब्ध आहे काय? याबाबतची माहिती २० दिवसामध्ये अभिप्राय सादर करणेबाबत युएलसी कार्यालयास कळविणेत आलेले होते. तद्अनुषंगाने अपर जिल्हाधिकारी व सक्षम प्राधिकारी, पुणे नागरी समुह, पुणे यांनी पत्र क्र.युएलसी/टे.क्र.७/एनए/प्रआ/ २०१/२०१५, दिनांक १३/३/२०१५ अन्वये या कार्यालयास पुढीलप्रमाणे अहवाल सादर केला आहे.

श्री. सुभाष हरिभाऊ मांढरे व इतर, सर्व रा. आंबेगाव बु. ता. हवेली जि. पुणे यांनी मौजे आंबेगाव बु. ता. हवेली येथील स.नं. ४/४/४, क्षेत्र २५००-०० चौ.मी., स.नं. ४/५/३, क्षेत्र ३००-०० चौ.मी., स.नं. ६/१०, क्षेत्र ३१००-०० चौ.मी., स.नं. ५२/८/५, क्षेत्र ८००-०० चौ.मी., स.नं. ६/२, क्षेत्र ३४००-०० चौ.मी., स.नं. ४/५/१, क्षेत्र ६००-०० चौ.मी., स.नं. ४/८/३, क्षेत्र ... चौ.मी. स.नं. ७/३अ, क्षेत्र १००-०० चौ.मी.असे एकुण क्षेत्र १२२००-०० चौ.मी. या मिळकतीबाबत विवरणपत्र दाखल केलेले असुन त्याचा क्रमांक २५७९-केओ असा आहे. त्यावर तत्कालीन उपजिल्हाधिकारी सक्षम प्राधिकारी क्र. ३, पुणे नागरी समुह, पुणे यांनी कलम ८(४) अन्वये दिनांक ५/९/२००६ रोजी आदेश पारीत करुन विवरणपत्रधारक हे स.नं. ६/२ मध्ये क्षेत्र ३१००-०० चौ.मी. इतके अतिरीक्त क्षेत्र धारण करीत असल्याचे घोषीत केले आहे. तदनंतर कलम १०(१) अन्वये अधिसुचना दिनांक ५/९/२००६ रोजी काढणेत आली असून सदर अधिसुचना दिनांक २८/७/२००७ रोजी काढणेत आली असून सदर अधिसुचना शासन राजपत्रामध्ये दिनांक ९/८/२००७ रोजी प्रसिध्द करणेत आली. महाराष्ट्र शासनाने नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम १९७६ निरसीत करुन नागरी जमीन (कमाल मर्यादा व

विनियमन) निरसन अधिनियम, १९९९ हा दिनांक २९/११/२००७ पासून स्विकृत केलेला आहे. त्यानुसार कलम १०(३) ची अधिसुचना रद्द करणेची अधिसुचना दिनांक २५/४/२०११ रोजी काढणेत आली असून सदर अधिसुचना शासन राजपत्र दिनांक २६ मे ते १ जुन २०११ मध्ये प्रसिध्द करणेत आलेली आहे. उक्त अधिसुचनेची नोंद गावी फेरफार क्र. १६४९९ अन्वये घेणेत आली असून त्याचा अंमल ७/१२ स देणेत आलेला आहे. उक्त प्रकरण या कार्यालयाचे अभिलेखामध्ये उपलब्ध आहे.

या बाबत शासनाचे नगर विकास विभागाचे पत्र क्र.नाजक-२२११/प्र.क्र.१३८/नाजकधा-२, दिनांक ०७/०६/२०११ नुसार ज्या प्रकरणी युएलसी कायदा कलम १०(३),१०(५) नुसार कार्यवाही झालेली नाही अथवा ती प्रलंबित आहे. त्या प्रकरणी युएलसी/नागरी समूहाकडून अभिप्राय अथवा ना हरकत घेण्याची आवश्यकता नसल्याचे स्पष्ट केले आहे. तसेच प्रश्नाधिन मिळकतीबाबत आदेश पारीत झाल्यावर नेमिल पडताळणीसाठी आदेशाची प्रत पुणे नागरी समुह यांचे कार्यालयाकडे पाठविणेत येणार आहे.

तसेच दिनांक ०३ मे, २०११ रोजीचे युएलसीकडुन प्राप्त झालेली यादी व शासनाच्या नगर विकास विभागाकडील दिनांक ७ जुन, २०११ रोजीचे पत्रानुसार, सीआयडीकडील पत्रे, संदिग्ध प्रकरणांची यादी व बनावट/बोगस आदेशांची यादी पाहता विषयांकित जमीनीचा त्यामध्ये समावेश नाही.

मा.आयुक्त,पुणे विभाग,पुणे यांचेकडिल परिपत्रक क्र.मह-२/जमीन/जनरल/आरआर/७७२/२००३, दि. २२/०९/२००३ मधील तरतुदीनुसार अर्जदार यांनी दिनांक ७/३/२०१२ रोजीचे विहीत नमुन्यातील नोटराईज्ड प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रामध्ये विषयांकित जमिनी बाबत खालील नमुद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुंबई कुळ वहिवाट व शेतजमीन अधिनियम, १९४८.
२. महाराष्ट्र जमीन महसूल अधिनियम, १९६६.
३. महाराष्ट्र शेत जमीन (जमीन धारणेची कमाल मर्यादा) अधिनियम, १९७६.
४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.
५. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रिकरण करणे अधिनियम, १९४७.
६. महाराष्ट्र खाजगी वने (संपादन) अधिनियम, १९७५.
७. महाराष्ट्र अनुसूचित जमातीच्या व्यक्तींना जमिनी प्रत्यार्पित करणे अधिनियम, १९७४.
८. नागरी जमीन कमाल धारणा अधिनियम, १९७६.
९. महाराष्ट्र प्रकल्पबाधित व्यक्तिंचे पुनर्वसन अधिनियम, १९८६.

उपरोक्त नमुद कायद्यातील तरतुदींचा भंग होत नसलेचे तसेच विषयांकित जमीन भोगवटादार वर्ग-२ पैकी नसलेचे प्रतिज्ञापत्रात नमुद केलेले आहे.

अर्जदार यांनी नव्याने पाडीव समाविष्ट केलेल्या एकुण २४३२-०० चौ.मी. क्षेत्रासाठी प्रतिवर्ष निवासी प्रयोजनासाठी रुपये ००-१० प्रती चौ.मी. या दराने वार्षिक आकारणी रक्कम रुपये २४३/-, रुपांतरीत कर रक्कम रु. १२१५/-, जिल्हा परिषद कर रक्कम रु. १७०१/-, ग्रामपंचायत कर २४३/- अशी एकुण रक्कम रुपये ३४०२/- एवढी रक्कम दि. २/५/२०१५ रोजी शासकीय कोषागार, पुणे येथे जमा केली आहे. तसेच विषयांकित मिळकतीची मोजणी फी रक्कम रुपये ३०००/- दिनांक २/५/२०१५ रोजी शासनाकडे जमा करुन चलने या कार्यालयाकडे सादर केलेली आहेत.

तथापि, महाराष्ट्र शासन, नगर विकास विभाग यांचेकडील अधिसुचना क्र.टिपीएस १८१५/१२०४/१३/ प्र.क्र.८०/१५ नवि-१३, दि.३१/०३/२०१५ अन्वये महाराष्ट्र प्रादेशिक नियोजन व

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नगररचना अधिनियम १९६६ चे कलम ४२ क चे उपकलम (१) व (२) नुसार **<u>पुणे महानगर प्रदेश विकास क्षेत्र</u>** घोषित करणेत आलेले आहे. सदर पुणे महानगर प्रदेश विकास क्षेत्राकरिता **<u>पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण</u>** स्थापन करणेत आलेले आहे. सदर अधिसूचनेनुसार पुणे महानगर प्रदेश विकास क्षेत्रातील महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे नियम १८ खालील बांधकाम परवानगीचे अधिकार पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरणास प्राप्त आलेले आहेत.

तरी वरील परिस्थिती विचारात घेता. अर्जदार यांची यापुर्वी अकृषीक परवानगी देणेत आलेल्या क्षेत्रात नव्याने वाढीव समाविष्ट करणेत आलेल्या क्षेत्रास निवासी प्रयोजनार्थ अकृषिक परवानगी मंजुरी मिळणेची विनंती मान्य करणेस हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४४ नुसार जिल्हाधिकारी. पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मी. सौरभ राव, जिल्हाधिकारी, पुणे अर्जदार श्रीमती. मेघना अशोक भावे व इतर यांचे तर्फे कु.मु.धा. संकेत प्रॉपर्टीज प्रा.लि. तर्फे संचालक श्री. धमेश किशोर गाठाणी व इतर, रा.३, इथिक्स हाऊस, कॅप, पुणे यांना मौजे-आंबेगाव बु. ता. हवेली जि.पुणे येथील जमीन स.नं. ६/२ व ६/३ मधील एकुण ११६७५-०० चौ.मी. क्षेत्रापैकी यापुर्वी अकृषीक परवानगी दिलेल्या ११६१७-४९ चौ.मी. क्षेत्रात नव्याने समाविष्ट केलेल्या २४३२-०० चौ.मी. क्षेत्रावर निवासी प्रयोजनार्थ अकृषिक परवानगी देत आहे.

<u>अकृषिक परवानगी द्यावयाच्या जमिनीचे वर्णन</u>

अ.क्र	जमीनीचे मुद्दे	जमीनीबाबतचा तपशिल
१	गावाचे नाव	मौजे- आंबेगाव बु. ता.-हवेली. जि.पुणे
२	गट / सर्व्हे क्रमांक	स.नं. ६/२ व ६/३ पै.
३	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र ७/१२ नुसार	१४०४९-०० चौ.मी.
४	रस्ता रूंदीने बाधीत क्षेत्र	००-०० चौ.मी.
५	रेखांकनात समाविष्ट असलेले निव्वळ क्षेत्र	१४०४९-०० चौ.मी.
६	यापुर्वी अकृषीक परवानगी दिलेले क्षेत्र	११६१७-४९ चौ.मी.
७	नव्याने समाविष्ट केलेले व अकृषीक परवानगीचे क्षेत्र.	२४३२-०० चौ.मी.
८	रेखांकनाचे प्रयोजन	निवासी.

<u>-: अटी व शर्ती :-</u>

१. सदरची परवानगी महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४४ व त्याखालील नियमान्वये देणेत येत आहे.

२. रेखांकनातील इमारतींचा रहिवास सदेत प्रचलित नियमावलीतील निवासी विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.

३. प्रस्तावासोबत मो.र.नं.४६५५/१०. दिनांक १७/५/२०१० मे केलेल्या वहीवाटीचे मोजणी नकाशातील हदीचे अधिन राहुन अकृषिक परवानगी देणेत येत आहे. विषयाधीन जमीनीचे वहीवाटीचे/हदीचे अनुषंगाने काही वाद/न्यायालयीन वाद उद्‌भवलेस त्याची सर्वस्वी जबाबदारी ही अर्जदार/मालक यांची राहील.

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४. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणत्याही वहीवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकाने घेतली पाहीजे.

५. विषयांकित प्रकरणाची छाननी प्रस्तावासोबत उपलब्ध असणाऱ्या कागदपत्रांच्या आधारे केलेली आहे. (७/१२ उतारे, कुलमुखत्यारपत्र, संमत्तीपत्र, मोजणी नकाशा इ.) या कागदपत्रांचे अधिकृततेबाबत व अद्यावत नोंदीबाबत अर्जदार जबाबदार राहतील.

६. विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार यांनी स्वखर्चाने करावयाचा आहे

७. सदर भूखंडाचे बांधकाम क्षेत्रफळ ५००-०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८०-०० चौ.मी. क्षेत्रासाठी एक झाड या प्रमाणे वृक्षलागवड करणे व जोपासना करणे अर्जदार यांच्यावर बंधनकारक राहील.

८. उक्त बिनशेतीसाठी प्रस्तावित जागेचे अथवा गट क्रमांक मधील उर्वरित क्षेत्राचे तुकडे पाडून अथवा गुंठेवारी प्रमाणे अनाधिकृतपणे भूखंड पाडता येणार नाहीत. किंवा विक्री करता येणार नाही.

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

१०. शासनाचे प्रचलित नियमानुसार वेळोवेळी निश्चित होणाऱ्या दराने अकृषिक आकारणी करणेस अर्जदार पात्र रहतील.

११. सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये तालुका उपअधिक्षक भूमी अभिलेख यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहील.

१२. प्रस्तुत जमिनीवर भविष्यात नजराणा रक्कम, अकृषिक साऱ्यांची फरकाची रक्कम, तडजोड शुल्क अशी काही शासकीय रक्कमेची बाकी उद्भवल्यास उपरोक्त रक्कमा भरणे अर्जदारावर बंधनकारक राहील.

१३. प्रस्तुत जमिनीबाबत दिवाणी, फौजदारी व इतर स्वरुपाचा दावा चालू असलेस सक्षम न्यायालयाचा निर्णय अर्जदार /संबंधितावर बंधनकारक राहील.

१४. अर्जदार यांनी सक्षम प्राधिकारी यांचेकडून बांधकाम परवानगी घेणे आवश्यक राहील.

१५. अर्जदार यांनी सादर केलेली माहिती व कागदपत्रांच्या सत्यतेबाबत संपूर्ण जबाबदारी अर्जदार यांचेवर राहील.

१६. वरील अटी व शर्तीचे पालन करणे यांची संपूर्ण जबाबदारी अर्जदार यांचेवर राहील.

जिल्हाधिकारी पुणे

(सौरभ राव)
जिल्हाधिकारी, पुणे.

प्रति,

श्रीमती. मेघना अशोक भावे व इतर यांचे तर्फे
कु.मु.धा. संकेत प्रॉपर्टीज प्रा.लि. तर्फे संचालक
श्री. धर्मेश किशोर गाडाणी व इतर,
रा.३, इंधियसा हाऊस, कँप, पुणे.

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/PERMANENT ACCOUNT NUMBER

ABWPG0623J

DHARMESH KISHOR GATHANI

KISHOR MOHANLAL GATHANI

22-03-1968

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH12 19940096813 DOI : 16-07-1994
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DLD 20-04-2016
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	16-07-1994
MCWG	16-07-1994

DOB : 24-06-1975 BG : B+

Name : SAGAR KADAM
S/D/W of RAMCHANDRA
Add 30, SHANIWAR PETH
NR.AMRUTESHWAR MANDIR
PUNE CITY,PUNE
PIN :411030
Signature & ID of Issuing Authority: MH12

Signature/Thumb Impression of Holder

भारत निवडणूक आयोग
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IDENTITY CARD

XCT3402709

मतदाराचे नांव : अरविंद विठ्ठल हरिजन
Elector's Name : Arvind Vithal Harijan
वडिलांचे नांव : विठ्ठल हरिजन
Father's Name : Vithal Harijan
लिंग / Sex : पुरुष / MALE
जन्म तारीख /Date of Birth : 21/06/1968

Permanent Account Number

AAJCS6384F

1

हवल - २२
६४७३ | ८५ | ४४
२०१८

THE SEAL OF SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

<u>घोषणापत्र</u>

मी सागर रामचंद्र कदम याद्वारे असे घोषीत करतो की, दुय्यम निबंधक हवेली क्रमांक १० यांचे कार्यालयात करारनामा / गहाणखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

धर्मेश किशोर गाठाणी व इतर यांनी दि. 14/8/2006 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेला 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 राहीन याची मला जाणीव आहे.

दस्त क्रं- ६२८४ हवेली नं - १०

दिनांक: ८/०५/२०१८

कुलमुखत्यारपत्रधारकाचे
नाव व सही

हवल - २२
६७०३ | ४२ | ८८
२०१८

CHALLAN
MTR Form Number-6

THE SEAL OF THE SUB REGISTRAR (CL-II) HAVELI-22, PUNE CITY, PUNE

GRN MH001265363201819E	BARCODE	Date 07/05/2018-13:01:21	Form ID 40(b)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAJCS8384F
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR	Full Name	SANKET PROPERTIES PVT LTD
Location	PUNE		
Year	2018-2019 One Time	Flat/Block No.	SR NO 6 HISSA NO 2 AND 3 KOOL HOMES
		Premises/Building	PANCHAMRUT

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	1000000.00	Road/Street	AMBEGAON BK
0030063301 Registration Fee	30000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 4 1
		Remarks (If Any)	PAN2=AAACH0997E~SecondPartyName=Housing Development Finance Corporation Limited~
DEFACED ₹1030000.00 DEFACED			
Total	10,30,000.00	Amount In Words	Ten Lakh Thirty Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN / Ref. No.	02300042018050707579	181272407128
Cheque/DD No.		Bank Date / RBI Date	07/05/2018-13:02:28	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date	60508 , 08/05/2018	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822023786
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-523-6773	0000746679201819	08/05/2018-17:23:26	IGR563	30000.00

 Print Date 08-05-2018 05:23:30

523/6773
मंगळवार,08 मे 2018 5:29 म.नं.

दस्त गोषवारा भाग-1

हवल22 83188
दस्त क्रमांक: 6773/2018

दस्त क्रमांक: हवल22 /6773/2018

बाजार मुल्य: रु. 20,00,00,000/- मोबदला: रु. 20,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,00,000/-

दु. नि. सह. दु. नि. हवल22 यांचे कार्यालयात
अ. क्रं. 6773 वर दि.08-05-2018
रोजी 5:11 म.नं. वा. हजर केला.

पावती:7266 पावती दिनांक: 08/05/2018

सादरकरणाराचे नाव: संकेत प्रॉपर्टीज प्राईवेट लीमीटेड. तर्फे संचालक श्री. धर्मेश किशोर गठानी तर्फे नोंदणीकरिता कु.मु. सागर रामचंद्र कदम

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 920.00
पृष्टांची संख्या: 46	
एकुण:	30920.00

दस्त हजर करणाऱ्याची सही:

Jt.Sub Registrar Haveli 22

Jt.Sub Registrar Haveli 22

दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: ब) जेव्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्का क्रं. 1 08 / 05 / 2018 05 : 11 : 32 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 05 / 2018 05 : 13 : 12 PM ची वेळ: (फी)

THE SEAL OF JOINT SUB-REGISTRAR CLASS II HAVELI-22

08/05/2018 5 28:10 PM

दस्त गोषवारा भाग-2

हवल22 88/88
दस्त क्रमांक:6773/2018

दस्त क्रमांक :हवल22/6773/2018
दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संकेत प्रॉपर्टीज प्राईवेट लीमीटेड, तर्फे संचालक श्री. धर्मेश किशोर गठानी तर्फे नोंदणीकरिता कु.मु. सागर रामचंद्र कदम पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: संस्कृती, प्लाट नं.2, ब्लॉक नं: एस.नं.586/ए/बी/1, भिवेवाडी पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AAJCS8384F	कर्ज घेणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत गहाणखत चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 05 / 2018 05 : 15 : 06 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अरविंद . हरीजन वय:30 पत्ता:कॅम्प पुणे पिन कोड:411001	स्वाक्षरी		
2	नाव:सागर . ढेंगळे वय:27 पत्ता:Bhandarakar Rod Pune पिन कोड:411004	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:08 / 05 / 2018 05 : 17 : 25 PM

प्रमाणित करण्यात येते की, या दस्तऐवजात एकूण 88 पृष्ठे आहेत
पहिल्या नंबरचे पुस्तकामध्ये ELPC03 ह्या नंबरी नोंदविला आहे.

Jt.Sub Registrar Haveli 22

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २२

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001268353201819E	0000748679201819

०८/५/२०१८

6773 /2018

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