

329/22109

Thursday, September 21, 2023
4:42 PM

पावरी

Original/Duplicate

नोंदणी क्र. 39M

Regn.: 39M

पावरी क्र.: 23926 दिनांक: 21/09/2023

गावाचे नाव: बाकड

दस्तावेजाचा अनुब्रमांक: हवल 11-22109-2023

दस्तावेजाचा प्रकार: कन्फिन्म डीड

मात्रक करणाऱ्याचे नाव: मे. नीव माई डेव्हनपर्स नफे भागीदार मत्तिन वर्सेतलाल नगे रुप्या नफे दस्तावेज
प्रदेशामाठी कु.मु. आनंद ब्रह्मानंद अगरवाल

नोंदणी फी	र. 30000.00
दस्त हाताळणी फी	र. 1000.00
पृष्ठांची माल्या: 50	

प्रकृण:	र. 31000.00
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आपणाम मुळ दस्त, यवसेल प्रिंट, मुळी-२ अंदाजे
5:02 PM ह्या वेळेम मिळेल.

सह दुर्यम निवधक, हवली क्र. 11

बाजार मुळ्य: र. 366784000/-

मोबदला र. 520000000/-

भरलेले मुद्रांक शुल्क: र. 36400000/-

प्र सह.दुर्यम निवधक (वग-२) हवली क्र. ??

मुळदस्त मिळाला
हवली क्र. ११

- देयकाचा प्रकार: DHC रक्तम: र. 1000/-
डीडी/धनादेश/गै और्डर ब्रमांक: 0923216701548 दिनांक: 21/09/2023
वर्किने नाव व पना:
- देयकाचा प्रकार: eChallan रक्तम: र. 30000/-
डीडी/धनादेश/गै और्डर ब्रमांक: MH008313846202324E दिनांक: 21/09/2023
वर्किने नाव व पना:

मूली क्र.2

दुर्घम निवधक : मह. दु. ति. हवेली 11

दस्त त्रैमांक : 22109/2023

नोंदणी :

Regn: 63m

गावाचे नाव : वाकड

(1) विनेश्वाचा प्रकार	कम्हेन्म ईड
(2) मोबदला	520000000
(3) बाजारभाव(भांडपटवाळा वाचतिनपटवाळा कार आकारणी देतो की पटेदार ने नमुद करावे)	366784000
(4) भू-मापन, पोटहिमा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: पिंगरी-चिंचवड म.न.पा, इतर वर्णन: इतर माहिनी: मीजे वाकड, ता. मुळगी, विळा पुणे तम्चे पिंपरी चिंचवड महानगरपालिका व दुर्घम निवधक हवेली क्र. 1 ते 27 यांचे कार्पेक्षेवारील मिळकत म. न. 111 हिम्मा क्र. 2 यांमी पाकूण देव 01 हे. 60 आर. म्हणजेच 16000 चौ.मी. ही मिळकत सदर व्हर्दीवताचा विषय आहे. (Survey Number : 111/2 ;)
(5) ब्रेवफार्ड	1) 1.6000 हेक्टर, आर
(6) आकारणी किंवा तुरी दणवात असेल तेव्हा,	
(7) इमारतेवज करन देणा-या/लिहून ठेवणा-या पालवाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना	1): नाव: -मे. संघर्षी इरेक्टर्स प्रा.लि. तर्फे अंदोराईज मिश्रेटी किंवा आर. ठेगाई च्या तर्फे अधिकृत स्वाभारीकर्ता व मे. संघर्षी इरेक्टर्स प्रायव्हेट लिमिटेड तर्फे संचालक अगविद गणपत कर्णे वय: -59; पता: -प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: 4 या मजला, साई कॅपिटल, पास.वी. रोड, शिवाजी नगर, पुणे, महाराष्ट्र, PUNE, पिन कोड: -411016 पैन नं: -AAKCS0818D
(8) दस्तऐवज करन घेणा-या पश्ववाराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना	1): नाव: -मे. नीव माई डेव्हलपमेंट तर्फे भागीदार मक्किन वर्मलाल गर्गे च्या तर्फे दस्तऐवज प्रवेशामार्दी कृ.म. आनंद ब्रह्मानंद अगवाल वय: -55; पता: -प्लॉट नं: -, माला नं: -, इमारतीचे नाव: -, अंक नं: -, रोड नं: 158- ए, शिव द्वारा विलिंग, खराईवाई, पिंपरी, पुणे, महाराष्ट्र, PUNE, पिन कोड: -411018 पैन नं: -AAGFN9690R
(9) दस्तऐवज करन दिल्याचा दिनांक	21/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22109/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	36400000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) लोग	

मल्यांकनामार्दी विचारात घेतलेला तपशील: -

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

शी नक्कल घायली }
रुजवात घेतली }
अस्तपलयर हुक्म नक्कलकसता सौचित्री नक्कल
श्री क्रमांक ठारी
थांता दिली, कृष्ण
मुद्राक - ०२५१०९२०५३

प्र मह. दुर्घम निवधक (वर्ग-२) ह्योली क्र. ११



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neer Sai Developers through Partner Sachin B Garg	eChallan	69103332023091814599	MH008313846202324E	36400000.00	SD	0004423373202324	21/09/2023
2		DHC		0923216701548	1000	RF	0923216701548D	21/09/2023
3	Neer Sai Developers through Partner Sachin B Garg	eChallan		MH008313846202324E	30000	RF	0004423373202324	21/09/2023

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



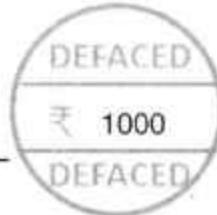


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0923216701548	Receipt Date	21/09/2023
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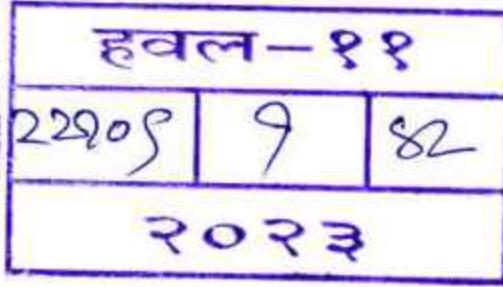
Received from Neev Sai Developers, Mobile number 8793727017, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 22109 dated 21/09/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



Payment Details

Bank Name	SBIN	Payment Date	21/09/2023
Bank CIN	10004152023092101423	REF No.	326442160946
Deface No	0923216701548D	Deface Date	21/09/2023

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





CHALLAN
MTR Form Number-6



GRN	MH008313846202324E	BARCODE			Date	18/09/2023-18:41:49	Form ID	25.2	
Department			Inspector General Of Registration						
Stamp Duty			Payer Details						
Type of Payment			Registration Fee						
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR						
Location			PUNE						
Year			2023-2024 One Time						
Account Head Details			Amount In Rs.						
0030046401 Stamp Duty			36400000.00	TAX ID / TAN (If Any)					
0030063301 Registration Fee			30000.00	PAN No.(If Applicable)					
				AAGFN9690R					
Full Name			Neev Sai Developers through Partner Sachin B Garg						
Flat/Block No.			Sr No 111/2, Near Akshara International School,						
Premises/Building									
Road/Street			Wakad,						
Area/Locality			Pune						
Town/City/District									
PIN				4	1	1	0	5	7
			Remarks (If Any)						
			PAN2=AAKCS0818D-SecondPartyName=Sanghvi Erectors Private						
			Limited to 36400000.00 22905 2 82						
			Amount In Three Crore Sixty Four Lakh Thirty Thousand Rupees						
			Words Only						
Total			36430000.00						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332023091814599	731920119			
Cheque/DD No.			Bank Date	RBI Date	18/09/2023-18:58:14	20/09/2023			
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		100 , 20/09/2023				

Department ID :

Mobile No. : 9960365365

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

दिल्ली दरबार द्वारा जारी किया गया एक अधिकारी दस्तावेज़ है जिसका उपयोग दस्तावेज़ की रजिस्ट्रेशन के लिए किया जाता है। इसकी वैधता दस्तावेज़ की रजिस्ट्रेशन के लिए ही है।

Validity unknown

Challan Defacement



Digital signature by 02
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023-09-21 16:42:50
IST

Sr. No.	Reason: GR43 Secure Doc Ready... Location: India	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-329-22109	0004423373202324	21/09/2023-16:42:17	IGR018	30000.00
2	(IS)-329-22109	0004423373202324	21/09/2023-16:42:17	IGR018	36400000.00
Total Defacement Amount					3,64,30,000.00



CHALLAN
MTR Form Number-6



GRN	MH008313846202324E	BARCODE			Date	18/09/2023-18:41:49	Form ID	25.2			
Department Inspector General Of Registration			Payer Details								
Stamp Duty			TAX ID / TAN (If Any)								
Type of Payment Registration Fee			PAN No.(If Applicable)		AAGFN9690R						
Office Name HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Neev Sai Developers through Partner Sachin B						
Location PUNE					Garg						
Year	2023-2024 One Time		Flat/Block No.		Sr No 111/2, Near Akshara International School,						
Account Head Details		Amount In Rs.	Premises/Building								
0030046401 Stamp Duty		36400000.00	Road/Street		Wakad,						
0030063301 Registration Fee		30000.00	Area/Locality		Pune						
			Town/City/District								
			PIN		4	1	1	0	5	7	
Remarks (If Any)											
		PAN: AAGFN9690R - Second Party Name = Sanghvi		Erectors		Private					
		Limited - CA - 5100000000		2909 3 82		2023					
Total		3,64,30,000.00	Amount In Words		Three Crore Sixty Four Lakh Thirty Thousand Rupees Only						
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	69103332023091814599	731920119					
Cheque/DD No.			Bank Date	RBI Date	18/09/2023-18:58:14	Not Verified with RBI					
Name of Bank			Bank-Branch		IDBI BANK						
Name of Branch			Scroll No. , Date		100 , 20/09/2023						

Department ID :

Mobile No. :

9960365365

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

सदर चलन केवळ दुर्घाम निवारक कार्यालयात नोंदणी करावयाच्या दस्तावाती लागू आहे. नोंदणी न करावयाच्या दस्तावाती सदर चलन लागू नाही.

A.G.Kake



DEED OF CONVEYANCE

This **DEED OF CONVEYANCE** ("Deed") is made at Pune on this 21 day of September, 2023

BETWEEN in

M/S. SANGHVI ERECTORS PRIVATE LIMITED, a private limited company duly incorporated under the provisions of the Companies Act, 2013, bearing CIN: [U45203PN2006PTC128861] and having its registered office at 4th Floor, Sai Capital, S.B. Road, Shivaji Nagar, Pune – 411016, through the hands of its director **MR. ARVIND GANPAT KALPE**, duly authorised vide a resolution of its Board of Directors dated 17/09/2023, hereinafter referred to as the "**Vendor**" (which expression shall, unless it be repugnant to the meaning and context thereof, mean and include its successors)

... of the One Part

AND

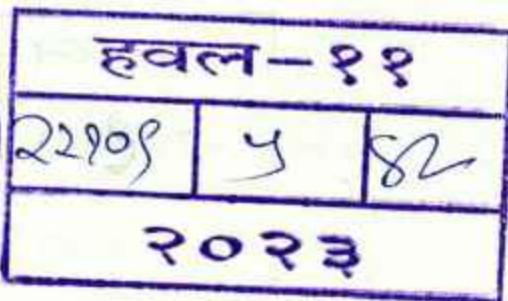
M/S.NEEV SAI DEVELOPERS a Partnership Firm, submitted for registration with the Registrar of firms, Pune under India Partnership Act, 1932 and Rules made there under and as per Section 139A of Income Tax Act, 1961 read with rule 114B of Income Tax Rules, 1962, having Permanent Account No. AAGFN969OR and having its registered office at 158, a Shiv Chhaya Building Kharalwadi, Pimpri, Pune - 411018 through its duly authorized Partner **MR. SACHIN BASANTLAL GARG**, hereinafter referred to as the "**Purchaser**" (which expression shall, unless it be repugnant to the meaning or context thereof, mean and include, its successors and assigns)

...of the Other Part

The Vendor and the Purchaser are hereinafter, jointly referred to as the "**Parties**", and individually, as a "**Party**", as the context may require.

A. G. Kalpe
Vendor

Sachin Garg
Purchaser



WHEREAS:

A. The Vendor has represented and assured the Purchaser that:

- (i) The Vendor is the sole and absolute owner of, duly seized and possessed of, and otherwise well and sufficiently entitled to all piece or parcel of land or ground, being Survey No.111/2, situate, lying and being at **Village Wakad, Taluka Mulshi and District Pune**, within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring **1 Hectare 60 Ares** (hereinafter referred to as the said "**Land**", which is more particularly described in the **Schedule** hereunder written and hatched in slant line in the **Plan** annexed hereto and marked as **Annexure 'A'**), along with benefit of all permissions, approvals and registrations related to the development of the said Land thereon procured by the Vendor till date, and that the title of the Vendor to the Land is clear, marketable and free from all encumbrances, claims and doubts.
- (ii) The Vendor is desirous of selling and transferring the said Land to the Purchaser and the Purchaser is desirous of purchasing the said Land from the Vendor with a clear and marketable title, free from all encumbrances, claims and doubts.
- (iii) Prior to the execution hereof, the Vendor has passed a resolution at the meeting of the Board of Director held on 17, September 2023 authorizing the Vendor to enter into the transaction contemplated herein, and further, authorizing director Mr. Arvind Ganpat Kalpe to sign, execute and register any and all documents as may be required therefor. A copy of the said board resolution is annexed hereto and marked as **Annexure 'B'**.
- (iv) With prior permission from the Vendor herein, Purchaser herein had published public notice in daily newspaper "Prabhat", "Daily Sakal" and "Economics Times" dated 14/07/2023 through their Advocate to ascertain the marketable title and right and authority of the Vendor herein towards the Scheduled property but till today the Advocate of the Purchaser or Purchaser have not received any objection to the aforesaid public notice. A copy of the Public Notice dated 14/07/2023 which was

A.C. Kalpe
Vendor

Sachin
Purchaser



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ROR		

published in daily newspaper "Prabhat", "Daily Saka" and "Economics Times" are annexed hereto and marked as **Annexure 'C'**

B. Pursuant to discussions and negotiations between the Vendor and the Purchaser, and relying upon the representations of the Vendor, it has been agreed by and between the Parties that the Vendor, doth hereby grant, sell, transfer, convey, assign, and assure unto the Purchaser and the Purchaser (based on the representations and warranties of the Vendor) does hereby purchase and acquire from the Vendor, the said Land, free from all encumbrances, claims and doubts and with a clear and marketable title, for a lump-sum consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** (the "Consideration") paid in the manner set out in this Deed.

C. Simultaneously with the execution of these presents:

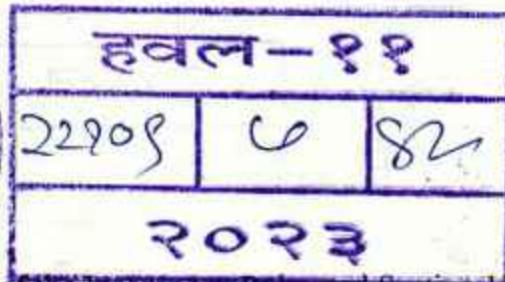
- The Vendor have handed over quiet, vacant and peaceful possession of the said Land to the Purchaser and have also issued a separate letter of possession in favour of the Purchaser in respect of the said Land;
- The Vendor have executed an Irrevocable Power of Attorney in favour of the Purchaser granting various powers and authorities to the Purchaser in relation to the said Land;
- The Vendor have handed over to the Purchaser the original deeds, documents, papers, writings, permissions, approvals, sanctions and plans etc., in relation to the said Land.
- The copy of the 7/12 Extract showing the name of the Vendor herein being owner and possessor for the said Property is more particularly set out in the list annexed hereto and marked as **Annexure 'D'** hereto.
- The said Survey No. 111/2 is shown to the said S.No. falls under Industrial Zone and the same is more particularly set out in the list annexed hereto and marked as **Annexure 'E'** hereto.

A. G. Kalpe

Vendor

3

Sathya
Purchaser



D. As required by Rule 114(b) of the Income-tax Rules and Section 159A of the Income Tax Act, 1961, the Parties declare that they are assessed for income tax, and that their Permanent Account Numbers are as follows:

Sr. no.	Party	PAN
1.	Vendor	AIBPK3589R
2.	Purchaser	AAGFN969OR

E. The Parties have now agreed to execute this Deed for effectuating the sale and transfer of the said Land in favour of the Purchaser, free from all encumbrances, claims and doubts, with a clear and marketable title, at or for the said Consideration and in the manner appearing hereinafter.

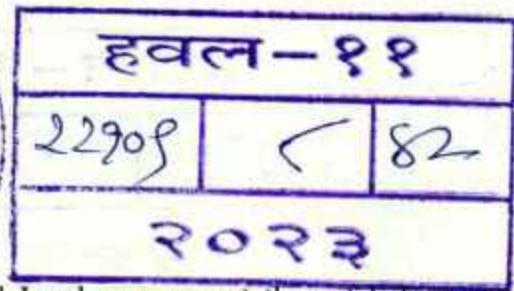
NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. **GRANT:**

a. In pursuance of the aforesaid and for adequate consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** paid / to be paid in the manner set out in Clause 2 hereunder written, the Vendor doth hereby, sell, grant, convey, transfer, release, assure and assign to the Purchaser, and with a clear and marketable title and free from all encumbrances, doubts and claims, **the said Land**, being all those piece or parcel of land or ground, being S.No. 111 Hissa No. 2 admeasuring **1 Hectare 60 Ares** all situate, lying and being at **Village Wakad, Taluka - Mulshi and District - Pune**, within the limits of the Pimpri Chinchwad Municipal Corporation of Pune City and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring **1 Hectare 60 Ares in the aggregate** and more particularly described in the **Schedule** hereunder written and hatched in slant line on the **Plan** hereto annexed and marked as **Annexure 'A'**, and labelled as **A-B-C-D-A** along with benefit of all permissions, approvals and registrations related to the development of the said Land thereon procured by the Vendor till date **TOGETHER WITH** all and singular areas, compounds, sewers, structures, drains, ditches, shrubs, ways, paths, passages, waters, water-courses, liberties, privileges, easements, profits, advantages, rights, members and appurtenances

A.G.Kalpe
Vendor

Sachin
Purchaser



whatever to the said Land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and all the benefits, present and future of the floor space index and the development potential of the said Land as well as of the permission / approvals already obtained by the Vendor till date and with benefit of such permissions/approvals obtained by the Vendor, free from any and all encumbrances or claims or doubts whatsoever **AND** together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said Land hereditaments and premises or any part thereof **AND ALL THE ESTATE** right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendor and their predecessors-in-title in to, out of or upon the said Land or any part thereof **TO HAVE AND TO HOLD** all and singular the said Land hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser forever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same and hereafter to become payable to the Government or to the Municipal Corporation or any other public body or local authority in respect thereof **AND** the Vendor do hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of them or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them or any of them made, done, committed, omitted or knowingly or willingly suffered to the contrary the Vendor now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said Land hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly hold use, occupy, possess and enjoy the said Land hereby granted, conveyed transferred and assured with its appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Vendor or their successors or any of them from or by any person claiming or to claim by, from, under or in trust for them **AND THAT** the

A.G.Kalp

Vendor

5

S. A. Muni
Purchaser



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*Purchaser and/or its successors in title be free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the Vendor or by any of them or by any other person or persons lawfully or equitably claiming by, from, under, through or in trust for the Vendor or any of them **AND** that the Vendor and all persons having or claiming any estate, right, title or interest in the said Land hereby granted, conveyed, transferred and assured or intended so to be or any part thereof by, from, under or in trust for the Vendor or their successors, or any of them shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely transferring, assuring and granting the said Land unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser, its successors and assigns or their counsel-in-law at the cost of the Vendor **AND THAT** the Vendor do hereby hand over quiet, vacant and peaceful possession of the said Land unto the Purchaser as the owner thereof **AND THAT** the originals of title deeds in respect of the said Land shall be retained by and be the property of the Purchaser **AND THAT** the stamp duty and registration charges in respect of this Deed shall be borne and paid by the Purchaser. The original of these presents, registered with the office of the Sub-Registrar of Assurances, shall be retained by and be the property of the Purchaser.

b. It is agreed and clarified that on and from the date hereof the Purchaser shall be entitled to full, free, unrestricted, uninterrupted, irrevocable and exclusive right to own, possess and develop / re-develop the said Land and all the benefits of all the approvals and sanctions issued from time to time by competent authorities together with all the right, title, interest and benefit of the Vendor in the said Land and in the development and/or redevelopment of the said Land including the right, entitlement and obligation to construct new buildings consuming the full and maximum development potential of the said Land in the

A.C. Kalbe

Vendor

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S. A. Singh

Purchaser



हवल - ११		
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manner the Purchaser deems fit and as permissible under the applicable law together with all the future right, title, interest and benefit of any nature whatsoever which may accrue to the benefit of the Vendor with respect to the said Land or any part thereof, whether by change in law, policy or in the Development Control Regulations (DCR) / Unified DCR or in any other manner howsoever together with the benefit of the entire floor space index available on the said Land at present and in future and the entire present and future development potential of the said Land or any part thereof including transferable development rights together with all the right, privilege and benefit directly and/or indirectly attached to the said Land or any part thereof.

c. It is hereby agreed by and between the Parties hereto that the Consideration payable by the Purchaser to the Vendor under this Deed shall be subject to tax deductible at source as per applicable laws.

2. CONSIDERATION:

The said Consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)** will be paid by the Purchaser to the Vendor, at the request and directions of the Vendor, in the following manner:

a. On or before the execution hereof, a sum of **Rs. 51,48,00,000/- (Rupees Fifty Crore Forty Eight Lacs only)** out of the said Consideration, has been paid by the Purchaser, at the request and directions of the Vendor Vide Demand Draft bearing no. 279906 dated 21.09.2023 drawn on **COSMOS BANK** Pimpri Branch, Pune and drawn in favour of **Sanghvi Erection Pvt. Ltd.** The payment and receipt whereof the Vendor doth hereby admit and acknowledge of, and of and from and from every part thereof, acquit, discharge and release the Purchaser forever).

b. A sum of **Rs. 52,00,000/- (Rupees Fifty Two Lacs only)**, equivalent to 1% of the said Consideration, has been deducted towards Tax Deducted at Source (TDS) by the Purchaser on behalf of the Vendor, in furtherance of the provisions of Section 194 IA of the Income Tax Act, 1961, which shall be deposited by the Purchaser directly with the Income Tax department.

A.G.Kalw
Vendor

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Purchaser



c. **AND THE** Vendor doth hereby expressly declare, confirm, acknowledge and agree that, notwithstanding the provision of Section 55(4)(b) of the Transfer of Property Act, 1882 or any other law, the Vendor do not and will not have any recourse to or charge or make any claim or demand on the said Land or any part thereof.

d. It is clarified that without prejudice to what is contained above or the Purchaser's rights under law, the Purchaser shall be, fully, freely and without any restriction or limitation, entitled to deal with, transfer, dispose of, develop, use, possess and enjoy the said Land as it deems fit and proper as the sole and absolute owner thereof.

3. The Vendor doth hereby represent, warrant, covenant, declare and state as under:

- The Vendor is the sole and absolute owner of and are absolutely seized and possess of or otherwise well and sufficiently entitled to the said Land free from all claims, encumbrances, claims and doubts whatsoever and their title thereto is clear and marketable. The name of Vendor is duly mutated in revenue record.
- The Vendor is in quiet, vacant and peaceful possession of the said Land as the owners thereof.
- Neither the Vendor nor any of them nor anyone on their behalf has created any third party rights in respect of the said Land or any part thereof and no person has any right, title, claim and/ or interest of any nature whatsoever in respect of the said Land or any part thereof whether by way of sale, mortgage, lien, charge, gift, lease, trust, tenancy, possession, occupation or otherwise howsoever.
- The entire extent of the said Land, along with the maximum possible FSI as may be generated therefrom is available for use and benefit of the Purchaser.

A. G. Kulkarni
A. G. Kulkarni
Vendor

S. S. S. S. S.
S. S. S. S. S.
Purchaser



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The said sale is in nature of ordinary business of the Vendor and accordingly, no special resolution is required to be passed by the Vendor as provided for under Section 180 (1) (a) of the Companies Act, 2013;

- f. The Vendor is in exclusive use, occupation, possession and enjoyment of the said Land and there are no encroachments, trespassers, tenants, occupants or licensees on the said Land or any part thereof. The Vendor has not encroached upon any adjoining land/s.
- g. The said Land is contiguous and is occupant Class 1 land. There are no remarks or of any restricted tenure or any other such remarks reflecting any restrictive tenures/restrictive covenants in the revenue records pertaining to the said Land.
- h. The Vendor has validly and legally acquired the said Land and the Vendor has good right, full power and absolute authority to sell, transfer and convey the said Land in favour of the Purchaser in the manner contemplated under this Deed;
- i. The Vendor is in compliance with all applicable laws and regulations, rules, directive, notification, circular and/or statute in respect of the said Land, including the use thereof;
- j. All applicable taxes, cess, ground rents, assessments, water charges and other outgoings or amounts payable in respect of the said Land till the date hereof have been duly paid by the Vendor and there are no claims or disputes of any nature whatsoever pending with any competent authority and/or utilities / service provider in this regard. The Vendor has paid all the amounts due and / or payable to their contractors / consultants, or third parties and nothing is due or payable by the Vendor to any person in that regard in respect of the said Land;
- k. There are no easementary rights created under any document or by any covenant or by prescription (under law or by contract or otherwise) in respect of and/ or upon the said Land or any part thereof;
- l. The said property is more particularly described in the **Schedule** hereunder written and shown delineated in in hatched in slant line in the **Plan** annexed hereto and marked as **Annexure 'A'**

A. C. Kalpa

Vendor

9

S. J. Singh
Purchaser



- m. There is no dispute vis-à-vis the boundaries of the said Land with the adjoining landowners / persons and the said Land is duly fenced and bounded on all sides and no notice has ever been received to that effect.
- n. No notices, claims or demands from the Central or the State Government or any other local body or authority or under any law including, but not limited to the Right to Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013, the Epidemic Diseases Act or Land Acquisition Act or Town Planning laws or Tenancy and Agricultural laws or Municipal Acts/laws or the Defence of India Acts, the Maharashtra Land Revenue Code, 1966 or any environmental laws or any other legislative enactments / rules, government ordinances, orders or notifications for requisition and / or acquisition of the said Land or any part thereof have been received by the Vendor in respect of the said Land or any part thereof which may, in any manner, affect the title of the Vendor to the said Land or any part thereof or which may, in any manner, affect the sale and transfer of the said Land in favour of the Purchaser as contemplated herein or which may in any manner affect the development potential of the said Land.
- o. No permission or approval or consent of any third party or of any Authority is required to be obtained or payment of fees / premium to any Government authority is required, for the purpose of sale of the said Land by the Vendor in favour of the Purchaser.
- p. The Vendor have not entered into any agreement to sell or lease and/ or an agreement for grant of development rights and/ or any other deeds, documents and/ or writings for creation of any third-party rights in respect of the said Land or any part thereof.
- q. There is no valid and subsisting agreement or arrangement with respect to the said Land or any part thereof with any third party.
- r. The said Land or any part thereof is not affected, in any manner, by the provisions of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 and/or the Urban Land (Ceiling and Regulation) Act, 1976 and/ or by any other similar statute, act, notification, directive and /or circular

A. C. Kalpe

Vendor

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Purchaser



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and no notices and/ or orders thereunder have been received by the Vendor or any of them in respect of the said Land or any part thereof. Further, the said Land (or any part thereof) has not been declared as a surplus vacant land in excess of the ceiling limit and no orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the said Land or any part thereof, including under section 20 thereof, which could in any manner affect transfer to or use or development thereof by the Purchaser and as the Urban Land (Ceiling and Regulation) Act, 1976 has been repealed, no permission for the development of the Land is required to be obtained.

- s. There is no income tax or any other direct or indirect taxation proceedings, whether for recovery or otherwise, initiated / likely to be initiated by any taxation authorities or other governmental authorities or local authorities pending whereby the said Land and/ or any part thereof is involved (directly or indirectly) or in any way affected and/ or jeopardized.
- t. There are no pending disputes or other proceedings whether for recovery or otherwise initiated by any statutory authorities or local authorities pending whereby the title of the Vendor to the said Land and/ or whereby the sale and transfer of the said Land by the Vendor is in any way affected and/ or jeopardized.
- u. Save and except as otherwise disclosed in writing by the Vendor to the Purchaser, the said Land is not the subject matter of any pending suit or litigation or attachment before or after judgment or any other proceedings or any lis pendens.
- v. There is no injunction or status quo order or any order of attachment or prohibitory orders or any other order, demands, lis-pendens, passed/ issued/ filed by any authority or any third party against the Vendor and/ or their predecessors in title, which may, in any manner, affect the title of the Vendor to the said Land or any part thereof or which may, in any manner, prohibit or restrict the right of the Vendor to sell, convey and transfer the said Land in the manner contemplated hereunder. No money decree has been passed against the Vendor or any of them.

A.C. Kalpe
Vendor

S. S. S. S.
Purchaser



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w. No receiver or assignee has been appointed / agreed to be appointed, nor the Vendor have or entered into any subsisting agreement giving power to any third party to appoint or seek appointment of a receiver in respect of the said Land or any part thereof and no possession, actual or constructive, has been handed over to any such receiver or assignee.

x. The Vendor is not in breach of any of the provisions of the Banning of Unregulated Deposit Schemes Act, 2019, the Prevention of Money Laundering Act, 2002, The Maharashtra Protection of Interest of Depositors (In Financial Establishments) Act, 1999, The Prize Chits and Money Circulation Schemes (Banning) Act, 1978, or any law relating to collective investment schemes / public deposits or any amount due by the Vendor to any third party, bank, non-banking companies.

y. The Vendor have neither received nor have been served upon any order, decree, order of attachment, before or after judgement, writ of summons from any court of law or other judicial authorities and neither have the Vendor received nor have the Vendor been served upon any notice, circular, notification or otherwise from any person or persons, authority or authorities of Government, semi-government, public or local bodies, whereby or by reason whereof the Vendor / any of them are prevented from selling and transferring the said Land to the Purchaser.

z. There are no outstanding encumbrances, mortgages, charges, liabilities, pledge, lease, leave and license, lien, power of attorney given to any third party in respect of the said Land nor have the Vendor raised or availed of any loans from any banks, credit societies or any financial institutions or any other person against the said Land or any part thereof.

aa. The Vendor has the absolute right and authority to enter into this Deed as well as all the documents contemplated herein or pursuant to this Deed.

bb. There exist no tax demands against the Vendor or any of their predecessors-in-title in relation to the said Land.

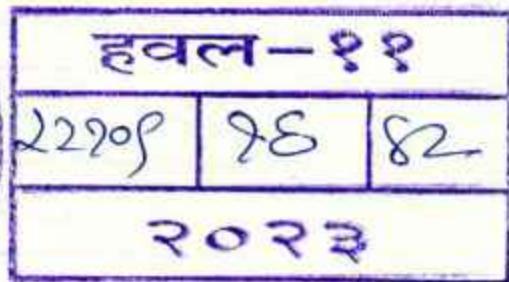
cc. All rights and entitlement related to use of permissions and approvals related to the said Land or development of the said Land can be used and are available for the benefit of the Purchaser on execution of this Deed.

A. C. Kalpe

Vendor

12

S. S. Jadhav
Purchaser



dd. The Vendor have not reserved any right, nor shall be entitled to any benefit arising out of or in respect of the said Land or any permission or any benefit arising or related to the said Land and each of the permissions and approvals.

ee. There are no dues to any third party in connection with any work done or organized by such third party in respect of the said Land due as of date or which may become due in future and which would entitle such third party to exercise any lien or right on any paper or any part or on the said Land in any manner.

ff. The Vendor have assured the Purchaser that the Purchaser is not and cannot be held responsible by any third party with whom the Vendor has entered into contract, agreement, arrangement or availed services in respect of any work connected with the said Land.

gg. The Vendor have not omitted to disclose to the Purchaser, any material fact in respect of the said Land or any part thereof.

hh. The Vendor shall ensure that the possession and enjoyment of the said Land by the Purchaser will remain peaceful and shall not be disturbed in any manner whatsoever due to (i) any defect of the Vendors' title; and/or (ii) any misrepresentation or breach of any representation under this Deed.

4. The Vendor do and each of the Vendor does hereby covenant and undertake that they shall, at no additional costs, (a) do all acts, things and matters, as may be required by the Purchaser, and render such co-operation as may be required to mutate the name of the Purchaser in the land/ revenue records of the said Land, to carry out sub-division and/ or amalgamation of the said Land, etc.; and (b) issue a receipt in the format prepared by the Purchaser, upon payment by the Purchaser of the Consideration or any part thereof, acknowledging the Consideration or any part thereof received from the Purchaser.

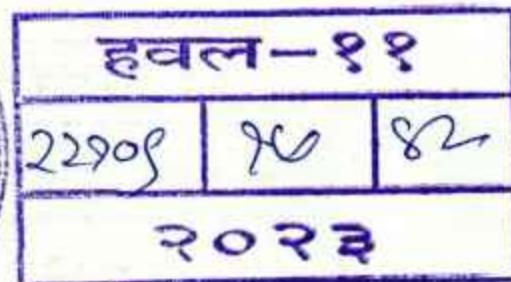
5. The Vendor do and each of them doth hereby covenant that the Vendor and each of them have sold and transferred the entirety of their holdings in the land

A. C. Kalpe

Vendor

Sachin

Purchaser



bearing S.No. 11 Hessa No. 2 situate, lying and being at Village Wakad, Taluka Mulshi and District Pune, being the said Land, and no part thereof has been retained by the Vendor, or sold or transferred to any third party. Accordingly, if at any time for any reason, including in pursuance of any survey carried out by the Land Records Authorities and / or any other authority, the area of the said Land increases from the area as set out herein, then such increased area shall be deemed to be included and form part of the said Land from the date hereof, and the same shall stand conveyed and vest solely and absolutely in the Purchaser from the date hereof without any further act, deed or thing required to be done and without payment of any additional consideration therefor. The Vendor do and each of them doth hereby confirm, agree and acknowledge that the sale, transfer and assignment of the said Land and every part thereof, as agreed and recorded in this Deed, is an absolute sale, transfer and assignment and no right of any nature, including but not limited to asking for re-conveyance of the said Land is retained by the Vendor or such rights shall not be claimed either by the Vendor or any of them or any third party for and on behalf of or for the benefit of the Vendor.

6. The Vendor do and each of its shareholder/director does hereby confirm and record that, on execution of this Deed, the Vendor have put the Purchaser in quiet, vacant and peaceful possession of the said Land as the absolute owner thereof and that the Vendor hereby jointly and each of them severally indemnify and agree to keep the Purchaser and its successors in title and assigns indemnified of, from and against any claim and/ or demand that may be made by any person or party in relation to any act or omission of the Vendor in relation to the said Land and/ or from all losses, damages, cost, charges and expenses which the Purchaser may suffer, incur or be put to by reason of any such claim or demands and/ or from breach of any of the representations and warranties contained in this Deed by the Vendor and from all costs, charges and expenses that the Purchaser may suffer, incur or be put to by reason of such suits and / or proceedings filed and/ or initiated against the Purchaser on account of any defects in the title of the Vendor to the said Land and/ or on account of any claims from any third parties/ authorities, for any act, deed,

A.C. Kulkarni

Vendor

14

S. A. M. S.
Purchaser



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matter or thing committed or omitted prior to the date of this Deed, in relation to the said Land but which may arise any time hereafter. The Vendor and each of them confirm that, the obligation to indemnify the Purchaser is their joint and several responsibility. Such Indemnity given by the Vendor to the Purchaser shall be governed by the provisions of Section 73 of the Indian Contract Act, 1872.

7. The value of the said Land as per the Annual Statement of Rates is **Rs. 20,840/- per Sq.mtrs. (Rupees Twenty Thousand Eight Hundred Forty Rupees only)**. The agreed consideration is **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)**. Therefore, stamp duty, on the basis of agreed consideration of **Rs. 52,00,00,000/- (Rupees Fifty Two Crores only)**, as per the provisions of Article 25(b)(i), of **Rs. 3,64,00,000/- (Rupees Three Crore Sixty Four lacs only)** (including cess) total stamp duty of **Rs. 3,64,00,000/- (Rupees Three Crore Sixty Four lacs only)** is paid by the Purchaser. The registration charges are to be borne by the Purchaser.

THE SCHEDULE HEREIN ABOVE REFERRED TO
(Description of the said Land)

All those pieces or parcels of land or ground, being **S.No. 111 Hissa No. 2** admeasuring **1 Hectare 60 Ares** situate, lying and being at **Village Wakad, Taluka Mulshi and District Pune**, within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring **1 Hectare 60 Ares** and bounded as under –

On or towards East	- By Adjacent S.No. 122
On or towards South	- By Adjacent S.No. 112,
On or towards West	- By Adjacent S.No. 111 (Part)
On or towards North	- By 30 mtr. Vide D.P. Road and Village Boundary Tathwade.

The aforesaid land is hatched in Slant line and marked by letters **A-B-C-D-A** on the plan annexed hereto as **Annexure 'A'**.

A.C.Kale
Vendor

Sachin
Purchaser

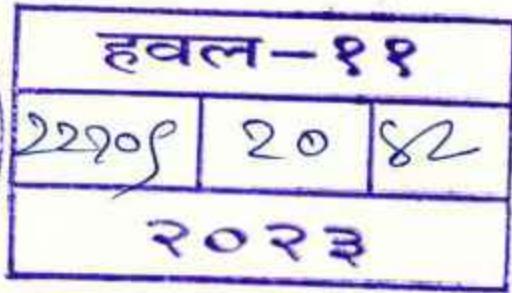


LIST OF ANNEXURES TO THIS DEED

Sr. no.	Annexure	Particulars
1.	A	Plan denoting the said Land
2.	B	Resolution dated 17 th September 2023 passed by the Board of Directors of the Vendor
3.	C	Public Notice dated 14/07/2023 published in daily newspaper "Prabhat", "Daily Sakal" and "Economics Times" issued by Adv. Trupti Sarvankar Roge
4.	D	Latest 7/12 extract in respect of the said Land.
5.	E	Latest Zone Certificate in respect of said Land

A. G. Kalbe
Vendor

S. S. Kalbe
Purchaser



IN WITNESS WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals, the day and year first hereinabove written.

SIGNED, SEALED and DELIVERED)
By the within named "Vendor")
M/S. SANGHVI ERECTORS PRIVATE LIMITED)
Through the hands of)

A. G. Kalpe



MR. ARVIND GANPAT KALPE)
Duly authorised pursuant to a Resolution)
of its Board of Directors dated 17th September 2023.)

SIGNED and DELIVERED)
By the within named "Purchaser")
NEEV SAI DEVELOPERS)
Through its duly authorized Partner)

Sachin



MR. SACHIN BASANTLAL GARG)

Witnesses:)

1. Mr. Jasdeep Singh Bedi)
Age: 50 years; Occupation: Business)
R/at: 64, Street No. 2, Anand Park, Aundh,)
Pune - 411007)
2. Mr. Vijay Dashrath Jagtap)
Age: 59 years; Occupation: Business)
R/at: Flat No. 4, Ashish Residency Anand Park)
Lane No. 5/6, Aundh Pune City - 411007)



V. Jagtap

A. G. Kalpe
Vendor

17

Sachin
Purchaser



हवल-११		
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RECEIPT		

RECEIVED of and from the Purchaser within named, the sum of **Rs. 52,00,00,000/-** (**Rupees Fifty Two Crores only**) being the Consideration payable by the Purchaser within named in terms of this Deed in the following manner:

Amount (in Rs.)	Particulars
51,48,00,000/-	Paid by the Purchaser, at our request and directions, to the Vendor, i.e., M/s. Sanghvi Erectors Private Limited vide Demand draft bearing no. 279906 from <u>COS MDS</u> Bank, <u>Pune</u> Branch, Pune to the account of the Vendor.
Rs.52,00,000/-	Deducted by the Purchaser towards TDS, which the Purchaser shall directly deposit with the Income Tax Department.
52,00,00,000/-	TOTAL

We say received

Vendor
For **M/S. SANGHVI ERECTORS
PRIVATE LIMITED,**

A.G.Kalpe

MR. ARVIND GANPAT KALPE
(Director)

A.G.Kalpe

Vendor

18

Purchaser

Annexure - A

S.No. 111 /2, Wakad, Pune



हवल - ११		
22909	22	82
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A

Village Boundary of Tathawade

30.00 Mtr wide DP Road

B

Adj. S. No. 111 (P)

S.No. 111 /2

Adj. S. No. 122

D

Adj. S. No. 112

C



A. A. Kulkarni

S. A. Kulkarni

Annexure - "c "



- नक्षत्रप्रस्त भागात पोलिसांवी वाढती कॅप्प
- अस्यापुणिक आणि अस्यावत टेविनकल इंटेलिजन्स
- नक्षत्रप्रस्त भागात पोलिसांवी वाढती संख्या आणि नक्षत्रांवी कमी होत चाललेली संख्या

१० || प्रभात पुणे, शुक्रवार, दि. १४ जुलै २०२३

जाहीर नोटीस

तमाल स्लोकात् कल्पितव्याद येते की, तालित् परिशिष्टात् वर्णन के लिये यानि यात्रा के संपर्की द्विरक्षेत्र प्रा. ति. तकै संसारात् भी, अनिलकृष्णान् फूलवंबद् संपर्की, कायोलीन् प्रसा. ए वा मरुता, ताई॑ कृष्णेन्द्र, एस. वी. रोह. विश्वामित्र, पुणे - ४११०१६, याचारा वर्णनीया नालोकीन् ज्ञानूत्पादी महसूसी मिलक्कातीया विशिष्टावत् आपाते विशिष्टासी बदल चालू आहो.

संकरतया मिलक्कातीयाव॑ वरील मानवातीयाप॒ अप्य दुर्दै कोणाऱ्या, आणतीती नालोडाईक॑ व भाऊकृष्ण वरीे याचा कांहीती हातूक॑, तिलाबूल॑, ताचा, विश्वामित्र, मालवारी वरीरे कांहीती नाही ती याप॒ भाऊकृष्ण नाही व ती कोणाऱ्यास महान॑, दाम॑, तिल॑, जिंद॑, पांगो॑, जनवरूल॑, कोटील॑, पांग॑, वाट॑, दावा॑, वारसाराम॑ व मुख्याम॑, विश्वामित्र, वादाम॑, कातार॑, वर्डीदावा॑, मुख्यामित्र विशिष्टी काळज॑ आप॒ तत्त्वाम कोणाऱ्याती प्रवापाता हातक अविकाश वा विनियोग वरी स्वरूपात दिलेली नाही आज तत्त्वा कोणाऱ्यात॑ बदोबद नेणी आग तीव्री काळज॑ - महाराजे लेली नाही. असी दी प्रियांक॑ निविधि, निजोळामी॑ व जीवांतित असाधारणा भरवासा॑ त्यानी आगामी दिलेला यात्रा.

तरी संप॒र् मिलक्कातीयाव॑ कोणाऱ्या हातूक॑, ताचा, वाट॑ आप॒ याचारा यांतीती स्वरूपात॑ हातक अस्तिपात॑, त्यानी दी नोटीम प्रसिद्ध इलापायानु॑ ४० (पात्र) दिलासाप॒ जात आगामी लेली काळज॑ अविकाश संपर्की कांहीती काळज॑ इयाक॑, अप्याच संदर् मिलक्काती ती निविधि, निजोळामी॑ व जीवांतित स्वरूपात॑ व गृहीत धर्म व वरापा॑ कोणाऱ्याप॑ वाक्याचाह॑ हातक व अधिकार आहो, ती त्यानी जागीर॑ पूर्वीक॑ लोटील दावा॑ आहे, ती मृत्युत धर्म आपाते असिल संदर् परीक्षित॑ मिलक्कातीयावाचाया आपाते अविकाशात्ये उल्लेखाप॑ पूर्वील व्यावहार पूर्ण कंवलीम॑, मुद्रामाहृष्य हस्तान विशालात पेणीली आगामी नाही, याची नींद घाराई.

परिवर्तित	
मिलकार्पित पर्याप्ति	: तुकड़ी पुणे, बोट तुकड़ी तातुकावा मुखरी, मा. दुप्पम निवायक लाहोर हाँगी, पुणे पांचे इट्टीरीनी, तसेव पिपिती विवाह महालगालालालिक पांचे अधिकारक कर्मसूल यात्रा नीवे वाकड़, वेदीली रावड़े न, १२२/२ याची रुक्का लोट ०५ हॉटेल ६० जार पाली आकार न. ०३.०५ पैसे यासी वन्दुसिमा पूर्वीलांगांगा -
पूर्वी	: लागून रावड़े न, १२२
पूर्वीगेस	: लागून रावड़े न, १२२
पूर्विमेस	: लागून रावड़े न, १२२ (पैकी)
प्रायरेस	: लागून ३.०५ रावड़ी की ती, स्क्लो आर्टी मीने तात्पर्यादेशी लीज विशेषज्ञाने मिलकर त्यावाची जाल, तर्क, तुण, बाहु, पाशाण, निशी - निषेपाती वर्हिवार्तीये व वार्षिक्यावधारे इक्कासालित काली पक्का रात्रान्व न विवरा

गुण

तृप्ती सामग्री कार रोपे, अंडमानेट
& प्रपास अपार्टमेंट, विकासीर्ध कार
कोपहार, पुणे - ४११०३८
मोबाइल नं. ९८२२५५५५५५५

दॉलीवूड फिंग शाहरुच लान सध्या अंकशनने भरलेल्या जवान चित्रपटामुळे चर्चेत आला आहे. नुकाताच या चित्रपटाचा दिव्यांग रिलीज आला. जो पासिल्यानंतर ताहत्याची हा चित्रपट पाश्चात्याची उत्सकला

शाहरुखला
विजयते

A. G. Kalpe



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232413	Procurement of Spreader Roll for Wire & Press - PM#2	31.07.2023
232413	180 GSM Kraft Reels of various sizes for Unit - I & II	22.07.2023
232413	90 GSM Plain Kraft Sheets of various sizes for Unit - I	27.07.2023
232413	Sodium Soap (Imported / Indigenous) required for Dairking Plant - City (MT) : 250.	28.07.2023
232413	Procurement of Hydrogen Peroxide 50% for Unit - I & II	27.07.2023
232413	Procurement of Sodium Sulphate for Unit - I	28.07.2023
232413	Procurement of Ortho Phosphoric Acid 85% Purity for Unit - I	27.07.2023
232433	Procurement of White Clay	27.07.2023
232433	Procurement of Gypsum	01.08.2023
232423	ASA Sizing Chemical for TNPL Unit - II	31.07.2023
232423	001467	

232413002494 - purchase.imp@tnpl.co.in
232413002577, 2578 - purchase.packing@tnpl.co.in
232413002581 - purchase.wpc@tnpl.co.in
232413002583, 2584 & 2604 - purchase.rawmati@tnpl.co.in
232413002585 - purchase.chemicals@tnpl.co.in

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THE TIMES OF INDIA, PUNE
FRIDAY, JULY 14, 2023

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PUBLIC NOTICE

This is to inform public at large that, all that piece & parcel of land totally admeasuring 1 Hectare 60 Ares (Hereinafter referred to as the Said Land and more particularly described in the schedule given below) mentioned in Schedule is absolutely owned and possessed by M/s. Sanghvi Erectors Private limited Through its Director Mr. Anilkumar Phoolchand Sanghvi office at 4th Floor, Sai Capital, S.B. Road, Shivajinagar, Pute - 411016. ("the said Owner") and the name of the said owner is entered as the owner and possessor on the 7/12 extract of the Said Land. The said owner have assured my client that the Said Land is free from all encumbrances, charges or claims and they have good, clean, clear and marketable title to the Said land and they have every right& authority to sell the said land to my client. The said Owner is in discussion with my Client for sell of the said land. Thereby, the present public notice is published. Any person/s, Organizations, firms, institution (Corporate or otherwise) having any claim against or in respect of the Schedule property or any part thereof by way of sale, mortgage, exchange, tenancy, family arrangement, charge , lease, ten, inheritance, bequest, encumbrances, gift, grant, trust, succession, maintenance, development rights, agreement/settlement, assignment, possession, easement, order/ decree / judgment of any court / statutory authority, memorandum of understanding or otherwise, however are hereby required to make known the same in writing to the undersigned together with all original and/or certified documentary proof in support thereof at the address mentioned below 15 days from the date of publishing thereof. (objection published in newspaper will be not considered) failing which, any such claim/claims in the Scheduled properties, if any shall be considered as knowingly waived and or abandoned. After expiry of aforesaid stipulated notice period, no claims of any nature will be entertained or considered to be remain binding on the schedule properties or any part thereof or said Owners or their nominees/assignee/transferee. Take note of this.

Schedule

All that piece and parcel of land bearing S.No. 111/2 total area admeasuring 1 Hectare 60 Ares. Assessed at Rupees 3.05 paise, lying, being and situate at Village Wakad, Taluka: Mulshi, District: Pune and situate within the limits of Pimpri Chinchwad Municipal Corporation and which is bounded as follows:
East : By Adjacent S.No. 122
South: By Adjacent S.No. 112
West : By Adjacent S.No. 111 (Part)
North : by 30 mtr. Vide D.P Road and village boundary of Tathwade
Entire together with all easementary right, title and interest appertaining thereto.

Pune
Dated: 14/07/2023

Trupti Sarvankar Roste (Advocate)
8, Prayas Apartment, Shivirthi Nagar,
Kothrud, Pune - 411038
Mobile No: 8683563494

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Annexure "E"

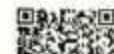


हवल - ११		
१०५	२८	८२
महाराष्ट्र शासन २०२३		

Page 1 of 1

मरुवाल दिनांक : 28/06/2023

गाव नमना सात (अधिकार अभिलेख पत्रक)
महाराष्ट्र जमीन महसूल अधिकार अभिलेख अधिकार नोंदवण्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ६।



35736563731

गाव :- वाकड (944086)
JLPIN : 35736563731

तालुका :- मुळशी
भुमापन क्रमांक व उपविभाग : 111/2

जिल्हा :- पुणे

अ-धारणा पद्धती : भोगवटादार वर्ग - १		तालुका :- मुळशी		शेताचे स्थानिक नाव :		कळ, खंड व इतर अधिकार	
क्षेत्र एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र आकार	पो.ख.	फे.फा.		
क्षेत्र एकक हे.आर.ची.मी	2674	मे.संघर्षी डुरेक्टस प्रा.लि.तर्फे अंगोराइज्ड सिम्लेटी किरण आर. ठेगडी	1.60.00	3.05	(11472)	कळाचे नाव व रुंद्र
अ) लागवड याच्या क्षेत्र						इतर अधिकार
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लागवड	-						
एकण ला.या.	1.60.00						
क्षेत्र	-						
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)	-					प्रत्यक्षित फेरफार : नाही.
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मौकारणी	-						
जुने फेरफार क्र.	(4235) (9322) (15446)					सीमा आणि भुमापन चिन्ह :	

गाव नमना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख अधिकार नोंदवण्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९।

गाव :- वाकड (944086)

तालुका :- मुळशी

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग : 111/2

		पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
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2016-17	खरीप							पड	1.6000	
2017-18	खरीप							पड	1.6000	
2018-19	खरीप							पड	1.6000	
2019-20	खरीप							पड	1.6000	

ग्रीष्म : * सदरची नोंद मोबाइल अंप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीकाठी की म्हणून १% रुपये मिळाले."

दिनांक :- 28/06/2023

सांकेतिक क्रमांक :- 272500060310650000620231797

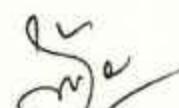
(नाव :- हनुमंत महाद चांदेकर)
तजाळी साड्या :- थेरगावता :- मुळशी जि :- पुणे

एच. प्रम. चांदेकर
तलाठी मौजे-थेरगांव, ताथवडे, वाकड
ता. मुळशी, जि. पुणे.

A.C. Kavle
—

साचांवा

Annexure "F"

	<p>हवल - ११</p> <table border="1" style="margin: auto;"> <tr> <td>2209</td> <td>20</td> <td>82</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०२३</td> </tr> </table>	2209	20	82	२०२३			 महाराष्ट्र संसदाचा हक्क कायदा Maharashtra Right to Public Services Act
2209	20	82						
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प्रती, * HAVELI 11 अर्जदार : -Rajesh Bhagat रा : -Wakad Pimpri जिल्हा : -pimpri chinchwad Maharashtra 411057 मोबाईल नं : -00		पिंपरी चिंचवड महानगरपालिका, पिंपरी १८ नगररचना व विकास विभाग क्र.नरवि/कावि/ झोदा/02/235/2023 टोकन नं. 1614 अर्ज क्र.: 103323240007299 दिनांक : ०९/०८/२०२३						
विषय: - झोन दाखला मिळणेबाबत.... संदर्भ: - आपला दिनांक 02/08/2023 रोजीचा अर्ज महोदय/महोदया,								
झोन दाखला देण्यात येतो की, पिंपरी चिंचवड महानगरपालिकेच्या वाढीव क्षेत्राची महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार महाराष्ट्र शासन, नगरविकास विभाग शासन निर्णय क्र. टिपीएस- १८०८/ १०५०/प्र.क्र.-७९५/ ०५/ नवि-१३, दि. ३०/०८/२००८ व महाराष्ट्र शासन, नगरविकास विभाग, निर्णय क्र. टिपीएस-१८०८/ ८९४/ सीआर-१७२१/ ०९/ नवि-१३, दि. १८/०८/२००९ अन्वये शासन निर्णय क्रमांक-टीपीएस-१८१२/ ६०/ प्र.क्र ५८/ १२/ पुनर्बाधाणी क्र. / २७/ १२/ ईपी मंजूरी/ नवि-१३ दि. ०२/०३/२०१५ मंजूर असलेल्या विकास योजनेत मौजे : - वाकड (नवीन हद) येथिल स.न. / गट न .: - 111 जगीन खालीलप्रमाणे प्रस्तावित केलेली आहे...								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">गावाचे नाव स.न./गट नं.</td> <td style="width: 33%;">मंजूर विकास योजनेचा प्रस्ताव</td> </tr> <tr> <td>वाकड (नवीन हद)</td> <td> १) आरक्षण क्रमांक व प्रयोजन : ४/३८ अन्वये ट्रॅक टमिनस व पार्किंग २) नियोजित रस्ते : निरंक ३) नियोजित रस्ता रुदी : ३०.०० मी एक ४) इतर प्रस्ताव : निरंक ५) झोनिंग : अंदोगिक </td> </tr> <tr> <td>111</td> <td></td> </tr> </table>			गावाचे नाव स.न./गट नं.	मंजूर विकास योजनेचा प्रस्ताव	वाकड (नवीन हद)	१) आरक्षण क्रमांक व प्रयोजन : ४/३८ अन्वये ट्रॅक टमिनस व पार्किंग २) नियोजित रस्ते : निरंक ३) नियोजित रस्ता रुदी : ३०.०० मी एक ४) इतर प्रस्ताव : निरंक ५) झोनिंग : अंदोगिक	111	
गावाचे नाव स.न./गट नं.	मंजूर विकास योजनेचा प्रस्ताव							
वाकड (नवीन हद)	१) आरक्षण क्रमांक व प्रयोजन : ४/३८ अन्वये ट्रॅक टमिनस व पार्किंग २) नियोजित रस्ते : निरंक ३) नियोजित रस्ता रुदी : ३०.०० मी एक ४) इतर प्रस्ताव : निरंक ५) झोनिंग : अंदोगिक							
111								
								
1 ... 2 ...								
 कनिष्ठ अभ्यर्ता पिंपरी चिंचवड महानगरपालिका पिंपरी, पुणे - ४११ ०१८.								

A.C.Kale

salim



Form 1

Certificate of Incorporation

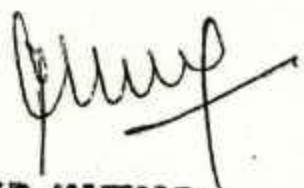
Corporate Identity Number : U45203PN2006PTC128861

2006 - 2007

I hereby certify that SANGHVI ERECTORS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Pune this EIGHTH day of AUGUST TWO THOUSAND SIX.




V.P. KATKAR
Registrar of Companies
Maharashtra, Pune

A. G. Kalle

Sachin

SANGHVI ERECTORS PVT. LTD.

Regd. Off.: "Sai Capital", Final Plot No. 405/A, Senapati Bapat Road,
Shivajinagar, Pune- 411016
Tel: +91-20-25665028/25665029
Email: sanghvierectors@gmail.com
CIN NO: U45203PN2006PTC128861

**CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF
THE BOARD OF DIRECTORS OF SANGHVI ERECTORS PRIVATE LIMITED HELD ON
17th DAY OF SEPTEMBER, 2023 AT 11.00 A.M. AT THE REGISTERED OFFICE AT SAI
CAPITAL, FINAL PLOT NO. 405/A, SENAPATI BAPAT ROAD, SHIVAJINAGAR, PUNE
411016**

AUTHORITY TO SELL IMMOVABLE PROPERTIES AT WAKAD, PUNE

"RESOLVED THAT consent of the Board be and is hereby accorded to sell its immovable properties as described below to M/s Neev Sai Developers (hereinafter referred to as "Purchaser") having its registered office at Shiv Chhaya Building, 158A, Kharalwadi, Pimpri, Pune 411018 for amount of Rupees 52,00,00,000 (Rs fiftytwo crores only).

Property description:

All piece or parcel of land being Survey No.111/2, situate, lying and being at Village Wakad, Taluka Mulshi and District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, and admeasuring 1 Hectare 60 Ares.

RESOLVED FURTHER THAT pursuant to Rule No. 24 of the Companies (Management and Administration) Rules 2014, Mr. Arvind Kalpe, DIN: 06369740 Director of the Company be and is hereby authorized to do all the acts, deeds and things which are necessary to give effect to the above said resolution and to authenticate it.

RESOLVED FURTHER THAT Mr. Arvind Kalpe and Mrs. Shibani Jay Bhagat, Directors of the Company be and are hereby severally authorized to sign, execute, represent before concern sub registrar either in person or through their/his constituted Power of Attorney holder and to do all such acts, deeds, matters and things which may be necessary to complete the process of registration of the Deed of Conveyances, Irrevocable Power of Attorneys, in respect of the said properties and any other document required for the Sale of the said Properties;

A.G.K

SB

SANGHVI ERECTORS PVT. LTD.

Regd. Off.: "Sai Capital", Final Plot No. 405/A, Senapati Bapat Road,
Shivajinagar, Pune- 411016
Tel: +91-20-25665028/25665029
Email: sanghvierectors@gmail.com
CIN NO: U45203PN2006PTC128861

RESOLVED FURTHER THAT the common seal, if any, be affixed on the Deed of Conveyances, Irrevocable Power of Attorneys, Possession Receipts, as may be required, in the presence of Mr. Arvind Kalpe, who shall countersign as token thereof."

By the order of Board of Directors of
SANGHVI ERECTORS PRIVATE LIMITED

A.G.Kalpe
Mr. Arvind Kalpe

DIN: 06369740

Director

S.S.Bhagat
Mrs/ Ms. Shibani Bhagat

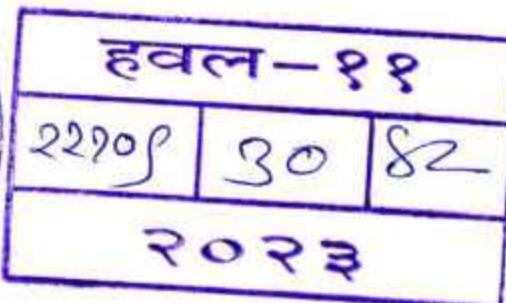
DIN: 07434694

Director



Date: 17/09/2023

Place: Pune



Company Master Data

हवल - ११		
22909	39	U45203PN2006PTC128861
SANGHVI ERECTORS PRIVATE LIMITED		
Roc-Pune		
128861		

CIN	
Company Name	
ROC Code	
Registration Number	
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Private
Authorised Capital(Rs)	50000000
Paid up Capital(Rs)	25100000
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	08/08/2006
Registered Address	"SAI CAPITAL", FINAL PLOT NO. 405/A, SENAPATI BAPAT ROAD, SHIVAJINAGAR, PUNE MH 411016 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	sanghvierectors@gmail.com
Whether Listed or not	Unlisted
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	27/09/2022
Date of Balance Sheet	31/03/2022
Company Status(for efiling)	Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Immovable property or any interest therein	19278000	31/12/2006	-	CLOSED
Immovable property or any interest therein	25802000	31/12/2006	-	CLOSED
	2500000	01/09/2009	-	CLOSED
Immovable property or any interest therein; Movable property (not being pledge)	7500000	18/01/2007	-	CLOSED

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
06369740	ARVIND GANPAT KALPE	12/09/2018	-	
07434694	SHIBANI JAY BHAGAT	12/09/2018	-	

A. G. Kalpe
- ..

Carma



हवल - ११		
२२०९	३२	८२
घोषणा पत्र ३		

मी, आनंद ब्रम्हानंद आगरवाल याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ११ यांचे कार्यालयात 'खरेदीखत' या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. श्री. सचिन बसंतलाल गर्ग यांनी दिनांक १६/०७/२०२१ रोजी दस्त नंबर ८६२०/२०२१ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीसाठीचे व सदर दस्त निष्पादित करून कबुली जबाब देण्याचा अधिकार दिला आहे.

सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल 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 राहील याची मला जाणीव आहे.

दिनांक : २१/०९/२०२३


श्री. आनंद ब्रम्हानंद आगरवाल
कुलमुखत्यारपत्रधारक

Page 86/29
Friday, July 16, 2021
13:26 PM

प्राची

Original/Duplicate
sheet p. 324
Date: 2004

नामांकन कार्यक्रम
कालान्तरिकारक अनुमतिकारक नं. १८-८८२०-२०२१
कालान्तरिकारक नाम: शुभमुखाराम
नामांकन कार्यक्रम का नाम: अस्त्र उत्पादक अनुमति

लोटी ८८	₹ 100.00
लाल गुरामी ८८	₹ 240.00
पुराणी राशी १२	
	₹ 340.00

आपमान नुस्खा ताता, वर्षावार निर्देश नं. १- वर्षावा
१२-४८ निर्देश द्वारा निर्दिष्ट:

new features, *glossy*, 19

कालाम सूची १०.०१/-
पीकला १०.०१/-
सालेस एक्स्प्रेस १००.

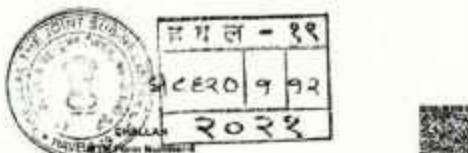
महात्मगांधी निवासन (वर्ग-२) दृश्यमान प. ११, पुस्तक

1) विकास शर्मा - DHC नंगा - 1240-
स्टीलवालीने शर्मा नंगा - 150/202114873 फॉर्म 160/2021
विवर नाम व नामा।
2) विकास शर्मा - eChallan नंगा - 105-
स्टीलवालीने शर्मा नंगा - MH2020944672021222 फॉर्म 160/2021
विवर नाम व नामा।

मातृ दूसरा पात्र मिलाना

10VYers

3/16/2021



SRN	M-10000000000000000000	BANCODE	10000000000000000000	Date	16/07/2021 10:40:45	Trans ID	4567
Department : Inspector General Of Registration				Payer Details			
Stamp Duty				TAN ID : TAN (If Any)			
Type of Payment : Registration Fee				TAN No / Application No : 10000000000000000000			
Officer Name : HSYL_HANUJI MOI SUB REGISTRAR				Put Name : Sachin Ravalani Agarwal Name Only			
Location : PUNE							
Year : 2021-22, One Time				Flat/Block No. : 1008, Computer House			
Address Head Details		Amount (In Rupees)		Premises/Bulding			
0330040401 Stamp Duty		500.00		Building Street : Bhavaniwadi Pimpri			
033000201 Registration Fee		100.00		Area/Locality : Pimpri			
				Town/City/District :			
				Pin : 411014			
Remarks (If Any)				HARD : ANHAPA70623 : Second Party Name - Anand Bhushan Patel Agarwal			
 600.00 <i>RECEIVED</i>							
				Address To : The mentioned Business Only			
				Mode : Cash			
Payment Details : CDB BANK				FOR USE IN RECEIVING BANK			
Cheque/OD Details				Bank City	Bank No.	09033302010271411734 240108802	
Cheque/OD No. :				Bank Date	MM Date	14/07/2021 10:40:45 Not Verified with PDB	
Name of Bank :				Bank Branch	CDB BANK		
Name of Branch :				Sort Off No.	Date	100 16/07/2021	

G. Müller-Hildebrandt et al.

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	081-346-0010	080117200740261122	19/01/2023-12:28:33	NEOPOLIS	100.00
2	081-346-0012	080117200740261122	19/01/2023-12:28:32	NEOPOLIS	500.00
Total Defacement Amount					600.00



हृष्टल - १९
CE20 २९२
२०२३

 D H C Inspector General of Registration & Storage			
Receipt of Document Handling Charges			
PNR	1507202114873	Receipt Date	15/07/2021
Received from SACHIN GARG, Mobile number 9922952727, an amount of Rs.240/- towards Document Handling Charges for the Document to be registered on Document no. 8620 dated 15/07/2021 at the Sub Registrar office Joint S.R. Haveli 1B of the District Puna.			
			
Payment Details			
Bank Name	ESKL	Payment Date	15/07/2021
Bank City	10004152021071511201	REF No.	2700736894
Debito No	15072021148730	Debito Date	15/07/2021
This is computer generated receipt. Hence no signature is required.			



हवल-११

CHALLAN MTS Form Number 8					
DPN	SP/2020/MTS/2021/28	BARCODE	81010000000000000000	Date	19/01/2021 11:14:10 2021
Department	Registration General Of Registration	Payer Details			
Bank/Duty		TAX DE / TAN (R Ang)			
Type of Payment	Registration Fee	PAN No (If Registered)	PCU/Passport		
Office Name	MVLS, HAUZ Khas Sub Registrar	Full Name	Sachin Ravalani Agarwal (PMS Corp)		
Location	Pune				
Year	2020/2021 One Time	Flat/Block No	10A/ Computer House		
Account Head Details		Amount in Rs.	Premises/Building		
0200000001	Stamp Duty	500.00	Road/Broad	Premises/ Vessel	
0200000004	Registration Fee	100.00	Area/City/District	Vessel	
			Pin		
			Remarks (If Any)		
			Health/Work/Ability / Secondary Name and Relationship/ Agent		
			Amount in	Summarized Name/Address	
Total		600.00	Words		
Payment Details			FOR USE IN MTS/CHQ/NCB BANK		
Cheque/DD Details			Bank Chq. / Ref. No.	99100000000000000000	
Cheque/DD No.			Bank Date - DD Month	19/01/2021 11:14:10 2021	
Name of Bank			Bank Branch	UTB, PUNE	
Name of Branch			Bank No. Name	Not Verified with Bank	

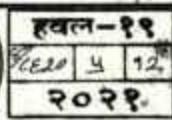
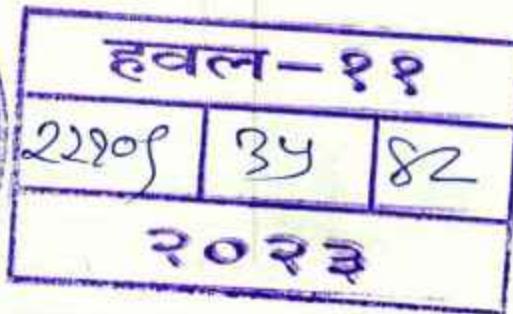
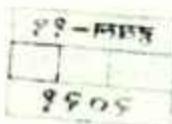
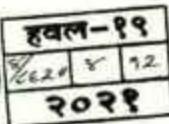
Department ID: **10** Status No: **1** **NOTE:** This status is valid for document to be registered in State Registrar office only. Not valid for unregistered document.



हयल-११
१८२० ३ १२
२०२१



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PNR	1041201111111111	Date	10/01/2021
Recovered from SACHIN SHIRKAR, Mobile number 9867891234, an amount of Rs 240/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub-Registration Office S.R. Head 1 of the District Pune.			
Payment Details			
Bank Name	ICICI	Date	10/01/2021
Bank IFSC	ICIC000123456789	IFSC No.	CB0010000000
This is computer generated receipt, hence no signature is required.			



GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS, that I/We, on this 16th day of July 2021,

MR. SACHIN BABANLAL AGARWAL ALIAS GARG, (Pan No ACUPA6504B) [Audhar No 65357851094] Age about 48 years, Occupation Business, R/tal 138/A, Computer House, Kharalwadi, Pune.
DO HEREBY SEND GREETINGS

WHICHES

- A. I, the executant herein is busy in our business activities, which are related to sell and purchase of land/properties/commercial & residential units and or real estate and or development thereof including construction of residential and or commercial project and or composite project or sell of plots and lands etc; in and around Pune City and all over Maharashtra.
- B. I, the executant do hereby find it difficult to attend Sub-Registrar's office and complete registration formalities in relation to the documents which I execute and as such it is necessary to and expedient in the matter to appoint someone who can take care of the registration of documents in relation to my properties and or the documents which are signed and or executed by me.

NOW I, THE EXECUTANT do hereby declare that, hereby I appoint,
nominate, choose and constitute -

MR. ANAND BRAMHANAND AGARWAL, (PAN: ANDPA7002J) (Aadhar No: 781NO2770678) Age 36 years, Occupation - Service, Residing at : 80, New Bazaar, Elphinstone Road, Khandek, Pune 411003, as my true and lawful attorney to do all the registration formalities in relation to the documents which are signed and executed by us including agreements, sale deeds, supplementary agreements, correction deeds, cancellation deeds, lease deeds, lease and license agreement, mortgage deeds, flat agreements, re-conveyance deeds, development agreement, power of attorney, undertaking agreements for easement, confirmation deeds, transfer deeds, final conveyances/assignments, deed of partition and such other related deeds, documents in relation to the lands/properties and estate being purchased.

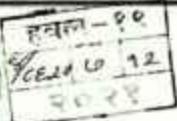


and to do all the acts, deeds, things and
matters in relation thereto including the following:-

1. To present the earnest money receipts, possession receipts, agreements, supplementary agreements, insertion deeds, sale deed, development agreement, lease deeds, leave and license deeds, final conveyance declarations, deed of apartments, society indentures and such other related documents, which are signed, executed by me before the concerned registering authority including the Sub- Registrar, Khard, District Pune / Sub-Registrar, Khed, District Satara in the state of Maharashtra.
2. To admit the execution of all the aforesaid documents before the Sub-Registrars mentioned above, to sign the forms, applications and/or to sign the relevant books kept at the office of the Sub-Registrar, to remain personally present separately and/or jointly for all the formalities in relation to the documents signed, executed by me and to reply the queries raised by the Sub-Registrar and to appear before the computer for the purpose of identification and for photograph, to give thumb impression as required under the registration rules and to complete the registration process in relation to the documents referred in herein above for and on behalf of me.
3. To answer all the queries in relation to the documents which are judged for registration on behalf of us, to collect original documents, agreements, sale deeds, development agreement, deeds, contracts, release deeds, leave and license agreements, and all such other writings and documents, and to apply for and collect Index II by depositing the requisite fee and complete the process of registration of the deeds, documents which are signed by me.

AND GENERALLY to do all the acts, deeds, things and matters and/or cause to be executed, done and/or performed in relation to the registration process in furtherance to these presents, and all such acts, deeds, things and matters shall be binding upon and be ratified by me.





IN WITNESS WHEREOF THE EXECUTANT HEREIN HAVE SIGNED
HEREUNDER TODAY AT PUNE.

MR. SACHIN BASANTLAL AGARWAL ALIAS GARG.



Thumb



Sign



I hereby accept to act as Power of Attorney Holder in relation to the registration of documents and in token I have signed hereunder today.

MR. ANAND BRAMHANAND AGARWAL.



Thumb



Sign



Witness No. 1:
Rakesh Patel
Hinjewadi Pune



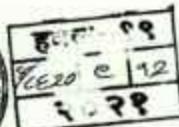
Witness No. 2:
Deepak Bhatnagar
Pramanji Pune



हवल-११

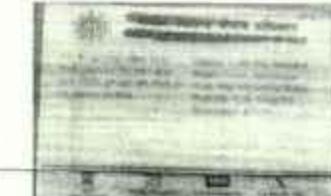
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STATE TAX DEPARTMENT

GOVT. OF INDIA



प्रमाणित दस्तावेज़ कार्ड
Statement Account Number Card

ACUPA66098



Mr. Sachin Basantlal Agarwal

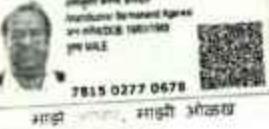
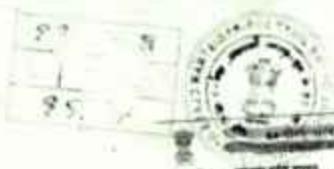
Father's Name:
MR. ANAND LAL SHIVAJILAL AGARWAL

Date of Birth:
19/06/1973

Current Location:
PUNE

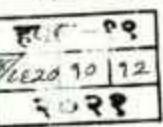


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Sachin

A.G.Kalpe



sachin

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)																	
Valuation ID : 202309217119			21 September 2023, 04:09:28 PM														
हवल 11																	
मूल्यांकनाचे वर्ष:	2023																
जिल्हा:	पुणे																
तालुका:	तालुका: मुळशी विभागाचे नाव (वि.क्र. 11) वाकड (पिंपरी चिंचवड महानगरपालिका)																
उपमूल्य विभाग:	11/12-ओद्योगिक व वाणीज्य विभाग																
क्षेत्राचे नाव:	Pune Municipal Corporation																
मिळकतीचा क्रमांक:	सर्वे नंबर#111																
वार्षिक मूल्य दर तक्त्यानुसार जमीनीचा दर																	
<table border="1"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>ओद्योगीक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>20840</td> <td>83340</td> <td>88170</td> <td>98070</td> <td>0</td> <td>चौ. मीटर</td> </tr> </tbody> </table>						खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	ओद्योगीक	मोजमापनाचे एकक	20840	83340	88170	98070	0	चौ. मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	ओद्योगीक	मोजमापनाचे एकक												
20840	83340	88170	98070	0	चौ. मीटर												
मिळकतीचे क्षेत्र	16000 चौ. मीटर	Layout Plot - More Than 1 Road Front Corner Plot (12 meter)															
कॉर्नर प्लॉट नुसार 110% = 22924																	
Applicable Rules:	40, 16 व.																
1. 16000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर = 22924/-																	
16000 चौ. मीटर क्षेत्रासाठी मूल्य = $16000 * 22924$ = 366784000/-																	
जमीनीचे एकक्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य = 366784000 + 0 = Rs. 366784000/- = ₹ छत्तीस करोड सदुसह लाख चौन्याएशी हजार/-																	

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329/22109

गुरुवार, 21 सप्टेंबर 2023 4:42 म.न.

दस्त गोपवारा भाग-1

हवल 11 ४९/४२

दस्त क्रमांक: 22109/2023

दस्त क्रमांक: हवल 11 /22109/2023

बाजार मूल्य: रु. 36,67,84,000/-

गोपवारा: रु. 52,00,00,000/-

भवनेन्द्र मुद्रांक शुल्क: रु. 3,64,00,000/-

द. नि. मह. द. नि. हवल 11 यांचे कार्यालयात

अ. क्र. 22109 वर दि. 21-09-2023

शेवटी 4:41 म.न. वा. हजार केला.

पावती: 23926

पावती दिनांक: 21/09/2023

मादरकरणागांवे नाव. मे. नीव भाई देवहलपर्म तांके भायीदार मचिन वर्षेतलाल गर्ग च्या तांके दस्तांवज प्रवेशामाटी कु.म. आनंद ब्रह्मानंद अगरवाळे

दस्त हजार काणान्याची मर्ती:

नोंदणी की

रु. 30000.00

दस्त हाताळणी की

रु. 1000.00

पुष्टांची मंध्या: 50

पाकण: 31000.00

प मह दुर्यम निवंधक, हवली-11

सह.दुर्यम निवंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: कॉलेज ईड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हृदीत किंवा स्थानगत अमालेल्या कोणत्याही कटक क्षेत्राच्या हृदीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 21 / 09 / 2023 04 : 41 : 33 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 21 / 09 / 2023 04 : 42 : 21 PM ची वेळ: (फी)

प मह दुर्यम निवंधक, हवली-11
सह.दुर्यम निवंधक (वर्ग-२) हवेली क्र. ११

प्रतिज्ञापत्र

आप्ही लिहून देणार या लिहून घेणार सत्य प्रतिज्ञेय लिहून देतो की, मदर दस्तास जोडलेली पूरक कागदपत्रे ही असल या खरी असून ती खोटी या बनावट आल्यात आल्यास नोंदवी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यालयास आम्ही जबाबदार राहूत.

A.G. Kulkarni
लिहून देणार

इमत गोपवारा भाग-2

हवाला 82182

इमत क्रमांक: 22109/2023

21/09/2023 4:44:10 PM

इमत क्रमांक: हवाला 11/22109/2023

इमताचा प्रकार: कन्हेन्म ईडी

अनु. क्र. प्रधाकाराचे नाव व पता

प्रधाकाराचा प्रकार

द्वायाचित्र

उमा प्रमाणित

1 नाव: मे. संघवी इंस्ट्रमेंट प्रा. लि. तरफे अ. खोगाईन्हा मिशेटी किरण आर. उगाई च्या तरफे अधिकृत स्वाक्षरीकर्ता व मे. संघवी इंस्ट्रमेंट प्रा. लि. तरफे निमिटेह तरफे संचालक अगविद गणपत वल्ये पता: एलॉट. नं: -, मोड. नं: -, इमारतीचे नाव: -, ऊर्क. नं: -, रोड. नं: 4 चा मजला, मार्ड वैगिटल, गाम. वी. रोड, शिवाजी नगर, पुणे, महाराष्ट्र, PUNE. पता नंबर: AAKCS0818D

निहन देणार वय: -59 स्वाक्षरी:-



AG.Kale

2 नाव: मे. नीव मार्ड डेव्हलपमेंट नक्की भागीदार मविन वर्मललाल गगे च्या तरफे इमारतीचे प्रवेशानार्थी कु.मु. आनंद द्वायानंद अगवान. वय: -55 पता: एलॉट. नं: -, मोड. नं: -, इमारतीचे नाव: -, ऊर्क. नं: -, रोड. नं: 158-ए, शिव द्वाया विनिंग, खुराईवाडी, पिंपरी, पुणे, महाराष्ट्र, PUNE. पता नंबर: AAGFN9690R



वरील इमताचे वर्ग कन्हेन्म ईडी चा इमत तीव्र करने दिल्याचे वर्तुल करनार, निहा क्र. 3 ची वेळ: 21 / 09 / 2023 04 : 43 : 23 PM

ओलगा:-

मानील इमम त्रये निवेदीत करनार ईडी ने इमताचे वर्ग करने देणा-यानी व्यक्तीग: ओळखतान, व न्यांची ओळख पटविनार

अनु. क्र. प्रधाकाराचे नाव व पता

द्वायाचित्र

उमा प्रमाणित

1 नाव: धी. कल्याण काढम - - वय: 25 पता: कोवळ, पुणे पिन कोड: 411038



2 नाव: धी. पद्मी दगडी च्यापर - - वय: 28 पता: नितमार्ड रोड, पुणे पिन कोड: 411051



शिवका क्र. 4 ची वेळ: 21 / 09 / 2023 04 : 44 : 16 PM

मह दुर्घम निवधक, हवाला-11

राह दुर्घम निवधक (वर्ग-2) हवेली क्र. ११
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Neev Sai Developers through Partner Sachin B Garg	eChallan	69103332023091814599	MH008313846202324E	36400000.00	SD	0004423373202324	21/09/2023
2		DHC		0923216701548	1000	RF	0923216701548D	21/09/2023
3	Neev Sai Developers through Partner Sachin B Garg	eChallan		MH008313846202324E	30000	RF	0004423373202324 प्रपाणित करण्यात येत का. या दस्तऐवजात एकूण ८२ मृडे आहेत पहिले नंदवराचे पुस्तकाचे	21/09/2023

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

22905 नंदवरी नोंदता.

22109/2023



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प्रपाणित करण्यात येत का.
या दस्तऐवजात एकूण ८२ मृडे आहेत
पहिले नंदवराचे पुस्तकाचे

1/2

दिनांक 29.10.19 12023

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2. Get print immediately after registration.

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